

RESOLUTION NO. 13-53

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. 13-02

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 Silverado Power (dba Plainview Solar Works), to re-designate a total of 120± acres from Specific Plan (SP) with an underlying UR (Urban Residential) designation 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 24, 2013; and

WHEREAS, the Planning Commission held a legally noticed public hearing on July 15, 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. 13-02; and

WHEREAS, this Council, based on evidence in the record, hereby adopts the following findings in support of approval of General Plan Amendment No. 13-02:

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 and A-2 (Heavy Agricultural – Los Angeles County) surrounding the project site because land designated as NU is immediately adjacent to the project site, and the NU designation allows similar uses to the Los Angeles County designation of A-2.

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 facility would create environmental impacts as discussed in the Initial Study/Mitigated Negative Declaration. Potential impacts with respect to biological 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. 13-02 to redesignate the subject property from SP 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. 13-53, 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. 993

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR A TOTAL OF 120± ACRES LOCATED AT THE SOUTHEAST CORNER OF AVENUE J AND 110TH STREET WEST KNOWN AS ZONE CHANGE NO. 13-02

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by Silverado Power (dba Plainview Solar Works) to change the zoning designation on 120± acres of land located at the southeast corner of Avenue J and 110th Street West from Specific Plan (SP) 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 the City Council on September 24, 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 July 15, 2013, meeting; and

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

1. The proposed Zone Change from SP 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 a photovoltaic solar electric generating facility.
3. A need for the proposed zone classification of RR-2.5 exists within the area in order to allow for the development of larger 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 for photovoltaic solar facilities.

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 SP 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. 993, 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:

AGENDA ITEM: 5.

APPROVED (5-0-0-1) to adopt Resolution No. 13-10
APPROVED (5-0-0-1) to adopt Resolution No. 13-11,
with added Condition No. 15 (ABSENT: Harvey)

DATE: 07-15-13

STAFF REPORT

**GENERAL PLAN AMENDMENT NO. 13-02
ZONE CHANGE NO. 13-02
CONDITIONAL USE PERMIT NO. 13-06**

DATE: July 15, 2013

TO: Lancaster Planning Commission

FROM: Planning Department *BZ*

APPLICANT: Silverado Power, LLC (dba Plainview Solarworks LLC)

LOCATION: 254± gross acres generally bounded by 110th Street West, Avenue J, 97th Street West, and Avenue J-8

REQUEST:

1. Amendment of General Plan land use designation for the subject property from UR (Urban Residential) to NU (Non-Urban Residential)
2. Rezoning subject property from SP (Specific Plan) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres)
3. Construction of a 30 megawatt photovoltaic solar generating facility in the RR-2.5 Zone

RECOMMENDATION:

1. Adopt Resolution No. 13-10 recommending to the City Council approval of General Plan Amendment No. 13-02 and Zone Change No. 13-02 on the subject property.
2. Adopt Resolution No. 13-11 approving Conditional Use Permit No. 13-06. The approval of CUP No. 13-06 is not valid until the effective date of General Plan Amendment No. 13-02 and Zone Change No. 13-02.

BACKGROUND: There have been no prior hearings before the Planning Commission or City Council concerning this property.

ANALYSIS: The applicant, Silverado Power LLC dba Plainview Solar Works, is requesting a conditional use permit for the construction and operation of 30-megawatt (MW) photovoltaic (PV) solar electric energy generating facilities in a Rural Residential Zone. The proposed projects consist of rows of PV panels which would either be fixed or on trackers depending upon the specific technology selected. According to Section 17.080.70.DD of the Lancaster Municipal Code, a conditional use permit is required for the construction and operation of a solar plant in a Rural Residential Zone.

The City of Lancaster has determined that the development and use of alternative energy is beneficial to the community, and this determination is evident in the decisions made by the City Council. The City Council has implemented several solar and wind energy programs/ordinances, has installed solar panels on City facilities, and has moved to become a provider of solar generated electricity to local school districts and other entities. Additionally, the City's General Plan has several objectives/policies pertaining to alternative energy. These objectives/policies address the need to develop new sources of energy, as well as reduce energy consumption. The proposed project is consistent with the City's goals as addressed in Policy 3.6.6, "Consider and promote the use of alternative energy, such as wind energy and solar energy" and Specific Action 3.6.6(a), "Work with utility companies and private enterprises in their efforts to incorporate alternative energy resources including...solar energy". 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 254 acres generally bounded by Avenue J, Avenue J-12, 110th Street West and 97th Street West. Approximately 120 acres located at the northwest corner of the project site (generally bounded by Avenue J, Avenue J-8, 110th Street West and 105th Street West) is designated as SP (Specific Plan) with an underlying UR (Urban Residential) designation, and zoned SP (Specific Plan). 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). This change would make the general plan designation and zoning on the project site consistent with the designations and zoning in the surrounding area and is necessary to allow the proposed project to move forward.

The proposed project would operate year-round, producing a total of 30 MW of renewable electric power during daytime hours. Power generated by the proposed project would be sold to Southern California Edison. The proposed project consists of rows of photovoltaic panels. These panels would either be fixed or mounted on trackers (single or dual axis), depending upon the chosen technology. These photovoltaic panels would convert sunlight directly into electrical energy without the use of heat transfer fluid or cooling water. A collector substation would be constructed at the southeast corner of Avenue J and 105th Street West and would feed the electricity to the Antelope

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.

Substation located at approximately 95th Street West and Avenue J, via a gen-tie line. This gen-tie line would either be located on the project site or within the City's right-of-way. A chain-link fence would surround the project site, and a 10-foot landscaped area would be provided between the fence and property line to screen the development from the surrounding uses. Access to the project site would be provided via gates on Avenue J, 110th Street West, 105th Street West and 100th Street West.

The applicant would dedicate Avenue J and 110th Street West at 50 feet from centerline. Irrevocable offers of dedication would be provided for 105th Street West, 100th Street West and Avenue J-8. 100th Street West would be dedicated at 50 feet from centerline. 105th Street West and Avenue J-8 would be dedicated at 42 feet from centerline. In those areas where the project site is located on both sides of 105th Street West, 100th Street West, and Avenue J-8, the full roadway dedication would be offered. Additionally, a 30-foot wide roadway would be offered for dedication along the southern solar field from 110th Street West to approximately 106th Street West and from 105th Street West to 100th Street West as shown on the site plan. This would allow for access to the parcels south of the project site.

Two Master Plan of Drainage facilities are proposed to run through portions of the project site. One facility would run along Avenue J-4 from 110th Street West, and connect to the second facility around 103rd Street West. The second facility runs through the northeast portion of the project site in a southwest to northeast direction. Both of the facilities are earthen channels that are proposed to be 50 feet wide and 7 feet deep. The applicant shall provide an irrevocable offer of dedication for both of these future facilities.

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

The proposed project would generate environmental impacts during construction with respect to biological resources, geology/soils, hazards/hazardous materials and noise. The construction of the proposed project has the potential to impact burrowing owls during construction activities. The applicant is required to conduct pre-construction burrowing owl surveys prior to the issuance of any permits. In the event that either species are encountered on the project site during the surveys, the applicant shall coordinate with the California Department of Fish and Game (CDFG) to determine the appropriate procedures/mitigation. Therefore, potential impacts would be less than significant.

The applicant is required to prepare and implement a dust control plan in accordance with AVAQM 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. Perimeter roadways will be graded in order to be in compliance with fire department requirements and the pads for the inverters, transformers, and collector substation would also be graded. However, these areas would ultimately be covered with concrete and would not generate dust. The remainder of the site would be mowed to accommodate the development, but the

site would not be graded. The applicant/developers are required to address all dust complaints that arise from the operation of the proposed project and the use of 105th Street West, 100th Street West, and Avenue J-8.

There is at least one water well located on the project site, and possibly more. If the water well(s) is not proposed to be utilized during construction and operation of the proposed project, the applicant shall abandon/close the well(s) in accordance with all applicable rules and regulations.

Construction of the proposed project would generate noise, which has the potential to impact surrounding land uses, including the three residences/ranches located on the north side of Avenue J and the residences located along Silverwind Way, approximately 0.25 miles south of the project site. Mitigation measures are required, which would reduce noise impacts to a less than significant level. Minimal amounts of noise would be generated by the operation of the proposed project and only during routine maintenance, as the panels and any tracking system would be silent. Most of the time the facility would be remotely operated, and no noise would be generated.

Therefore, staff is recommending that the Commission approve the conditional use permit subject to the proposed conditions, based on the site having sufficient area to accommodate the proposed development, adequate access and services being available 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 Map
Resolution No. 13-10 (GPA 13-02, ZC 13-02)
Draft Ordinance
Resolution No. 13-11 (CUP 13-06)
Attachment to Resolution No. 13-11 (Conditions List)
Mitigation Monitoring Plan for CUP No. 13-06 (Exhibit A)
Initial Study

SCE Antelope Substation



Avenue J

100th St West

CUP 13-06

CUP 13-06

105th St West

CUP 13-06

CUP 13-06
GPA 13-02
ZC 13-02

CUP 11-07

CUP 13-06

Avenue K

110th Stt West

RESOLUTION NO. 13-10

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. 13-02 AND ZONE CHANGE NO. 13-02

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 Silverado Power dba Plainview Solar Works to re-designate 120± acres from Specific Plan (SP) with an underlying UR (Urban Residential) designation to NU (Non-Urban Residential); and

WHEREAS, pursuant to Section 17.24.040. 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 SP (Specific Plan) 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 a public hearing on the General Plan amendment and zone change requests was held on July 15, 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. 13-02 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 Heavy Agricultural (County) surrounding the project site; further, the current designation of SP (Specific Plan) with an underlying UR designation is not compatible with the surrounding area.
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 residential uses under the current urban residential/specific plan 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, geology/soils, hazards/hazardous materials 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 significant 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. 13-02, and recommends that the City Council adopt them:

1. The proposed Zone Change from SP 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 larger 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 rural zoning and is served by adequate public access and necessary services for photovoltaic solar facilities.
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. 13-02 to redesignate the subject property from SP to NU.
2. This Commission hereby recommends to the City Council approval of Zone Change No. 13-02 through the adoption of the attached ordinance to rezone the subject property from SP to RR-2.5.


PASSED, APPROVED and ADOPTED this 15th day of July 2013, by the following vote:

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

NOES: None.


ABSTAIN: None.

ABSENT: Commissioner Harvey.



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 120± ACRES GENERALLY BOUNDED BY AVENUE J, AVENUE J-4, 110TH STREET WEST AND 105TH STREET WEST KNOWN AS ZONE CHANGE NO. 13-02

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by Silverado Power dba Plainview Solar Works to change the zoning designation on 120± acres of land generally bounded by Avenue J, Avenue J-4, 110th Street West and 105th Street West from Specific Plan (SP) 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 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 the Mitigation Monitoring Plan; and

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

1. The proposed Zone Change from SP 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 a photovoltaic solar electric generating facility.
3. A need for the proposed zone classification of RR-2.5 exists within the area in order to allow for the development of larger 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 for photovoltaic solar facilities.
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 SP 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)

RESOLUTION NO. 13-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 13-06

WHEREAS, a conditional use permit has been requested by Silverado Power, LLC, dba Plainview Solar Works to allow the construction and operation of a 30 MW photovoltaic solar electric generating facility on approximately 254± gross acres located generally bounded by Avenue J, Avenue J-12, 110th Street West and 97th Street West 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 the necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

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

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

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

WHEREAS, public notice was provided as required by law and a public hearing was held on July 15, 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 254± gross acres generally bounded by Avenue J, Avenue J-12, 110th Street West, and 97th Street West, and will be in conformance with the General Plan land use designation of Non-Urban Residential.

2. The proposed project is a 30-megawatt photovoltaic solar electric generation facility with a conditional use permit, which is consistent with General Plan Policy 3.6.6 that states, "consider and promote the use of alternative energy such as wind energy and solar energy."
3. The requested use at the location proposed will not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons living in the surrounding area, because the proposed use will be screened from the surrounding residential uses by landscaping and the panels and trackers are silent.
 - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because City development standards will be met and adequate parking is provided. The proposed panels are approximately 10 feet in height and would not exceed a maximum of 14 feet, which is under the maximum height regulations of the Rural Residential zones, and are designed with adequate setbacks from the adjacent street.
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, drainage, and improvements will be part of the project.
4. The proposed use will not adversely affect nearby residents, because the proposed use would be screened by landscaping, the maximum height of the panels are 14 feet, the panels and trackers are not noise generators, and there is limited vehicle traffic that would occur once construction has been completed.
5. The proposed site is adequate in size and shape to accommodate the photovoltaic solar electric generation facility, landscaping, and other development features prescribed in the Zoning Ordinance or as otherwise required in order to integrate said use with the use in the surrounding areas.
6. The proposed site is adequately served:
 - a. By Avenue J, 110th Street West, 105th Street West (dirt), 100th Street West (dirt), and Avenue J-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.
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. 13-06, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 15th day of July 2013, by the following vote:

AYES: Commissioners Cook, Malhi, Terracciano, Vice Chairman Hall, and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Harvey.



JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director
City of Lancaster

ATTACHMENT TO PC RESOLUTION NO. 13-11
CONDITIONAL USE PERMIT NO. 13-06
CONDITIONS LIST
July 15, 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, dedicate the following right-of-way for streets:
 - Avenue J at 50 feet from centerline
 - 110th Street West at 50 feet from centerline
7. Per the direction of the Director of Public Works, grant an irrevocable offer of dedication for the following streets. In those areas where the project site is located on both sides of the roadway, the full roadway dedication shall be offered.
 - Avenue J-8 at 42 feet from centerline
 - 105th Street West at 42 feet from centerline
 - 100th Street West at 50 feet from centerline
8. Per the direction of the Director of Public Works, grant a 30-foot wide irrevocable offer of dedication for future roadways along the southern solar field from 110th Street West to approximately 106th Street West and from 105th Street West to 100th Street West as shown on the site plan.
9. Per the direction of the Director of Public Works, grant an irrevocable offer of dedication for the future 50-foot Master Planned Drainage channels located along Avenue J-4 and along the northeastern portion of the project site as shown on the site plan.

10. Per the direction of the Director of Public Works, the applicant shall pave any driveways that take access from any of the paved streets.
11. Per the direction of the Director of Public Works, the applicant shall obtain a right-of-way/franchise agreement for the generation-tie line from the project site to the Antelope Substation.
12. 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.
13. 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.
14. 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.
15. **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. ADDED AT THE 07/15/13 PC MEETING.**

MITIGATION MEASURES

16. A pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the Department of Fish and Wildlife to determine the appropriate mitigation/management requirements for the species.
17. 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 or dust suppressant application equipment to mitigate all disturbed areas.
18. 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 visible wind drive fugitive dust.

Conditions List

Attachment to PC Resolution No. 13-11

Conditional Use Permit No. 13-06

July 15, 2013

Page 3

19. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
20. 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.
21. In the event that the existing well(s) on the project site will not be utilized during project operation or other wells are found onsite, the applicant shall abandon the wells in accordance with all rules and regulations.
22. 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.
23. 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.
24. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
25. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
26. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
27. No project-related public address or music system shall be audible at any adjacent receptor.
28. 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.

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.

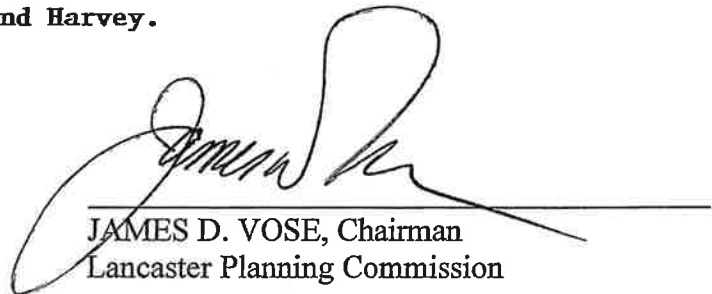
PASSED, APPROVED AND ADOPTED this 17th day of May, 2010, by the following vote:

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

**MITIGATION MONITORING PLAN (Exhibit A)
 Conditional Use Permit (CUP) 13-06**

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 pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the Department of Fish and 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						
2.	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.		
3.	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 visible wind driven fugitive dust.	During construction	Field inspection	Building and Safety		
4.	Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).	During construction	Field inspection	Building and Safety		
5.	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		
HAZARDS AND HAZARDOUS MATERIALS						
6.	In the event that the existing well(s) on the project site will not be utilized during project operation or other	Prior to issuance of the certificate of occupancy.	Prior to issuance of the certificate of	Planning		

**MITIGATION MONITORING PLAN (Exhibit A)
 Conditional Use Permit (CUP) 13-06**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
NOISE							
	wells are found on-site, the applicant shall abandon the wells in accordance with all rules and regulations.	proof of appropriate well closure must be submitted to the City.	occupancy				
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			
8.	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			
9.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspection	Building and Safety			
10.	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			
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 equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other	During construction	Field inspection	Building and Safety			

**MITIGATION MONITORING PLAN (Exhibit A)
 Conditional Use Permit (CUP) 13-06**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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: CUP 13-06
GPA 13-02
ZC 13-02
Plainview Solar Works
2. Lead agency name and address: City of Lancaster
Planning Department
44933 Fern Avenue
Lancaster, California 93534
3. Contact person and phone number: Jocelyn Swain
(661) 723-6100
4. Applicant name and address: Silverado Power
John Cheney/Jim Howell
44 Montgomery Street, Suite 3065
San Francisco, CA
5. Location: ±254 acres generally bounded by Avenue J, Avenue J-12, 110th Street West and 97th Street West
6. General Plan designation:
 - Current: Urban Residential (UR) and Non-Urban Residential (NU)
 - Proposed: Non-Urban Residential (NU)
7. Zoning:
 - Current: Specific Plan (SP) and RR-2.5 (Rural Residential, minimum lot size 2.5 acres)
 - Proposed: RR-2.5 (Rural Residential, minimum lot size 2.5 acres)
8. Description of project:

The proposed project consists of a utility scale, 30 MW solar generating facility and gen-tie line. The proposed project will operate year-round, producing electric power during daytime hours. The proposed schedule is to begin site preparation and construction of the facility in the second half of 2013 with construction completed and the facility commercially operational by the first half of 2014.

The proposed project will have a generating capacity of approximately 30 megawatts (MW) and will be located on approximately 254 acres of previously disturbed fallow agricultural land. The project will employ photovoltaic (PV) modules that convert sunlight directly into electrical energy without use of heat transfer fluid or cooling water. The facility will include a collector substation, communication lines and a 66-kilovolt (kV) transmission line for interconnecting the electrical output to the regional transmission system.

The proposed project will be constructed in phases, operated for a period of at least 35 years, and consist of the following elements: PV modules; module mounting system; balance of system and electrical boxes (e.g., combiner boxes, electrical disconnects); electrical inverters and transformers; electrical AC collection system, including switchgear; data monitoring equipment; transmission and generation tie lines; and access roads and security fencing.

Solar PV Generation Facility

A series of PV module arrays will be mounted on racking systems supported typically by a pile drive foundation design. The module mounting system or racking system will be fixed tilt or tracker PV array configuration oriented due south to maximize the amount of incident solar radiation absorbed over the course of the year. For the tracking configuration, the modules will rotate from east to west over the course of the day.

Electrical connections from a series of PV arrays will be channeled to combiner boxes located throughout the solar field. Electrical current will be collected and combined prior to feeding the inverters. The solar field will be laid out in a common PV block design to allow adequate clearance or access roads and adequate access for maintenance. Inverters will be consolidated in areas to minimize cable routing, trenching, and minimal electrical losses. The AC output from the inverters will be routed through an AC collection system and consolidated with system switchgear. The final output from the proposed project will be processed through a transformer to match the interconnection voltage. The energy will be delivered to the SCE transmission network at the Antelope Substation.

The actual number of PV modules will depend on the technology selected, optimization evaluation and detailed design. The market conditions, economic considerations and environmental factors will be taken into account during the detailed design process. The following PV module technologies or equivalent are under consideration: PV thin-film technology; PV crystalline silicon technology; stationary fixed-tilt modular configuration; or tracking module configuration.

The module mounting system provides the structure that supports the PV module arrays. The foundations are typically steel pipes/piles driven into the soil using pneumatic or similar techniques for pile driving. Once the foundation has been installed, the module racking system will be installed to support the PV modules. For a tracking configuration, motors will be installed to drive the tracking mechanism. The module mounting system will be oriented in rows within a PV design block reflecting a standard and uniform appearance across the facility. The module configuration will typically be uniform in structural height and width although the actual height of the arrays will vary based on ground elevations. Grading activity will be limited to access roads where appropriate to minimize dust generation throughout the construction and operation of the facility.

DC Collection, Inverters, AC Collection, and Transformers

Modules will be electrically connected into strings. Each string will be funneled by electrical conduit underground to combiner boxes located throughout the solar field power blocks. The output power cables from the combiner boxes will be consolidated and feed the DC electricity to inverters which convert the DC to AC.

System transformers will step up the AC power to the appropriate interconnection voltage. As required, switchgear cabinetry will be provided for circuit control. All electrical inverters, transformers, and gear

will be placed on concrete foundation structures. The proposed project, including inverter equipment, will be designed and laid out in MW increments/blocks. Each inverter will be fully enclosed, pad mounted, and stand approximately 95 inches in height. The AC output of two inverters will be fed via underground cable into the low-voltage side of the inverter step-up transformer, generally within 20 feet of the inverters.

Substation, Gen-Tie and Telecommunications

The collector substation is a component of the proposed project and serves as a point to aggregate the generation output of multiple proposed projects in the area onto one set of conductors. The collector substation includes the electrical system protection equipment (circuit breaker, disconnect switches, instrumentation transformers, protective relays) necessary to identify and isolate electrical faults and safely disconnect the generators from the SCE transmission system. The collector substation also houses revenue metering equipment, and monitoring and telecommunications equipment housed in a small control structure.

Electricity will be delivered to the existing SCE Antelope Substation via a gen-tie originating at the collector substation. The gen-tie will be located along Avenue J either within the public right-of-way or located on the northern side of the project site on privately held land. The gen-tie line will be overhead from the collector substation to an area near the high voltage transmission lines approximately 700 feet east of 100th Street West. From this location, the gen-tie line is expected to be located underground where it will ultimately interconnect into the SCE Antelope Substation. The overhead portion of the gen-tie will consist of multiple conductors mounted on either tubular steel or wooden poles. All overhead and underground sections will comply with SCE, state, local and national building standards and applicable electrical codes.

The substation area will be excavated for the transformer equipment, control building foundation, and oil containment area. Reinforced concrete is used for foundations. Structural components in the substation area will include: transformers, switchgear and safety systems; footings and oil containment system for transformers; steel support structures to house electrical protective devices and align conductors; and small unmanned control building to house electronic panels and batteries.

The transformer, approximately 87 inches in height, will be pad mounted and enclosed together with switchgear and a junction box. The high-voltage output of the transformer will be combined in series via underground collector cables to the junction box of the transformer in closest proximity. The collector system cables will be tied at underground junction boxes to the main underground collector cables composed of a larger gauge wire to the location of the generator step-up transformer (GSU). The main collector cables will rise into the low-voltage busbar and protection equipment that is enclosed together with the GSU. Capacitor banks, if necessary to provide voltage support to the utility electric grid, would be located between collector cables and the GSU. The primary switchgear includes the main circuit breaker, current and/or voltage transformers for instrumentation, and utility metering equipment, pad mounted together with the GSU. Steel structures with aluminum jumper cables will connect the output from the high voltage bushings of the GSU to the steel structure supporting the switchgear. Both the GSU and the primary switchgear stand approximately 12 feet in height. The output of the switchgear will be the start of the gen-tie.

Data Collection System

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

Project Construction

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

Site Preparation

Construction of the PV facility will begin with initial clearing and grading (if required) of the staging areas. Access to the project site will be improved to appropriate construction standards. The staging areas will typically include construction offices, a first aid station and other temporary buildings, worker parking, truck loading and unloading facilities, and an area for assembly. Road corridors will be surveyed, cleared and graded to bring equipment, materials and workers to the areas under construction. Buried electrical lines, PV array locations, and the locations of other facilities may be flagged and staked to guide construction activities. The project site will be fenced with a security fence. The fenced area will include at least two gates. A secured controlled main access gate will be located at the entrance.

PV System Installation

PV system installation will include earthwork, grading, and erosion control, as well as construction of the collector substation and erection of the PV modules, supports, and associated electrical equipment. System installation will begin with teams installing the mounting and steel/concrete piers support structures. The exact design will be finalized pending specific soil conditions. The foundation methods may include vibration drive screw piles or aboveground ballast foundations. This will be followed by panel installation and electrical work.

Concrete may be required for the footings, foundations, and will be required for pads for the transformers and collector substation equipment. Concrete will be produced at an off-site location by a local provider and transported to the project site by truck. The enclosures housing the inverters will have pre-cast concrete bases. The PV modules require a moderately flat surface for installation. Some earthwork, including grading, fill, compaction, and erosion control cultivation may be required to accommodate the placement of PV arrays, foundations or footings, access roads and drainage features. Construction of PV arrays will include installation of support beams, module rail assemblies, PV modules, inverters, transformers, and buried electrical cables.

Construction Workers, Hours and Equipment

The construction activities are expected to be completed in approximately 3 to 6 months. Construction activities will be conducted consistent with City of Lancaster regulations regarding hours of construction. The project will generate an estimated 120 new jobs during the construction phase and will

provide approximately one full time position over the life of the facility for operation and maintenance activities.

Operation and Maintenance

For the duration of the operational phase, the project will be operated on an unstaffed basis and monitored remotely, with regular on-site personnel visitations for security, maintenance and system monitoring. There will be not full time site personnel on-site during operation. As the project's PV arrays produce electricity passively with minimal moving parts, maintenance requirements will be limited. Any required planned maintenance will be scheduled to avoid peak load periods and unplanned maintenance will typically be responded to as needed depending on the event. An inventory of spare components will be readily available from a remote warehouse facility.

Project Decommissioning

The developer will decommission and remove the system and its components at the end of the life of the facility. The project site could then be converted to other uses in accordance with applicable land use regulations in effect at that time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and will be in accordance with all applicable federal, state and City of Lancaster regulations. A collection and recycling program will be executed to dispose of the site materials.

9. Surrounding land uses and setting:

The area surrounding the project site is predominantly vacant land. There are three single family residences/ranches are located immediately north of the project site on the north side of Avenue J near the intersection with 110th Street West. The SCE Antelope Substation is immediately east of the project site, on the south side of Avenue J. Three single family residences are located along Silverwind Way, approximately 0.25 miles south of the project site's southern boundary. Additional single family homes are located approximately 1 mile north along Avenue I and along Avenue K to the southeast of the project site. The property immediately west of the project site, at the southeast corner of 110th Street West and Avenue J, has been approved for a 10 MW solar facility. The property to the south and east is designated as NU and zoned RR-2.5. The property to the west is within unincorporated Los Angeles County and is zoned A-2-5 (Heavy Agricultural, 5 acre minimum). The property to the north is partially within the City and the remainder within Los Angeles County. The City portion is designated NU and zoned RR-2.5. The County portion is zoned as A-2-2 (Heavy Agriculture, 2 acre minimum).

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

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

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

6/11/13
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. GEOLOGY AND SOILS -- 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. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> --				
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. Views of two scenic areas are available from the roadways and areas surrounding the project site as identified by the City of Lancaster's General Plan (LMEA Figure 12-1). These scenic resources include views of the Foothill Area (Scenic Area 1) and Quartz Hill (Scenic Area 3). The Antelope Valley California Poppy Reserve is also distantly visible to the northwest of the project site. Additionally, Avenue K between 110th Street West and 90th Street West and 90th Street West from Avenue K to the Los Angeles/Kern County line has been designated by the City's General Plan as a Scenic Route.

With implementation of the proposed project, the available views of the identified scenic resources would not change and would continue to be available from the roadways and area surrounding the project site. The change in the project site would be visible; however, the project site would be fenced and screened with landscaping/native plants along the perimeter. The height of the PV panels would be approximately 8-10 feet depending upon the technology selected and would not exceed 14 feet. This is substantially lower than a single family home. The collector substation would be approximately 30 feet in height or slightly higher. The height of the development would not impede views of the mountains while traveling on any of the surrounding roadways. Therefore, impacts would be less than significant.

b. The proposed project would not remove any scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. Additionally, the project site is not located in the vicinity of any State Scenic Highways. 90th Street West and Avenue K have been designated by the City of Lancaster's General Plan as Scenic Routes. 90th Street West is approximately 0.75 miles east of the eastern boundary (on the other side of the Antelope Substation) and Avenue K is approximately 0.5 miles south of the southern boundary. While the project site would be visible from these roadways (primarily from Avenue K), the proposed project would not impact the views of the surrounding mountains that make the roadways scenic. 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 with a photovoltaic solar electric generating facility. While this would change the character of the existing site, the proposed project would be compatible with the other energy uses in the area. Specifically, the project site is immediately adjacent to the SCE Antelope Substation on the project site's eastern boundary. Additionally, several SCE utility easements run through the project site for above ground high voltage transmission lines. The proposed project would also not conflict with the residential uses in the vicinity of the project site. The height of the PV panels, inverters and transformers are not expected to exceed 10 feet. The collector substation would be approximately 30 feet in height. In comparison, a typical single family residence is approximately 35 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 proposed project would create new sources of lighting from security and perimeter lighting. The area surrounding the project site has moderate levels of ambient lighting predominantly from the lighting at the SCE Antelope Substation. Additional sources of light are generated by the single family residences/ranches in the area and vehicle headlights. The lighting on the project site would be shielded and focused downward onto the site. No sources of glare are anticipated on the project site as the 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 project site is designated as Grazing Land. Grazing land is defined as "land on which the existing

vegetation is suited to the grazing of livestock.” (2010 Los Angeles County Farmland 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. 120 acres of the project site are designated as Urban Residential (UR) with Specific Plan (SP) zoning. These designations do not allow for agricultural uses. The remainder of the project site is designated as Non-Urban Residential (NU) and zoned RR-2.5 (Rural Residential, minimum lot size 2.5 acres) which 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 is a photovoltaic solar electric generating facility and would not interfere with any agricultural uses (e.g., ranches, etc.) in the area. Therefore, no impacts would occur.

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

e. See responses to Items IIa-d.

III. a. Development proposed under the City 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). 134 acres of the 254 acre project site are consistent with the General Plan and Zoning Code and therefore would be consistent with the Air Quality Management Plan. 120 acres of the project site are designated as Urban Residential (UR) and zoned Specific Plan (SP) and as such would not allow for the development of a commercial scale solar facility. The proposed project consists of a general plan amendment and zone change to change the designations to Non-Urban Residential (NU) and RR-2.5 (Rural Residential, minimum lot size 2.5 acres) which would allow for the development of the solar facility. While these designations were not considered under the Air Quality Management Plan, development allowed under the new designations would be less dense and therefore, would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. Construction of the proposed project would generate 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 receptors are the single family residences/ranches located immediately north of the project site on the north side of Avenue J. Based on the amount of traffic expected to be generated by the proposed project, no significant traffic impacts would be anticipated. Additionally, it is not anticipated that the air emissions from construction or operation of the proposed project would exceed the thresholds established by the AVAQMD. Therefore, substantial pollution concentration 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 110th Street West and Avenue J. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. The proposed project would not generate any odors as it is a photovoltaic solar generating facility and no odorous chemicals would be utilized. Small amounts of dielectric fluid and mineral oil would be utilized in the operation and maintenance of the transformers and electrical components. These materials would not have a noticeable odor. Therefore, impacts would be less than significant.

IV. a. A biological resources study was conducted for the project site by Noreas Environmental Engineering and Science and documented in a report entitled "Biological Technical Report for Plainview Solarworks Project, Lancaster, California" and dated May 2013. Surveys of the project site and a 500-foot buffer around the site were conducted on April 2, April 3, April 4, April 25, and April 26, 2013. Four vegetation communities/land cover types were observed within the study area. These included non-native annual grassland, native grassland, rabbitbrush scrub, and developed/disturbed lands. Over 98% of the study area consisted of non-native vegetation and developed or disturbed lands.

Non-native grasslands within the study area were dominated by non-native annual grass species including filaree (*Erodium cicutarium*), foxtail chess (*Bromus madritensis* ssp. *rubens*), tumble mustard (*Sisymbrium altissimum*), Russian thistle (*Salsola tragus*), ripgut brome (*Bromus diandrus*), and soft chess (*Bromus hordeaceus*). Subdominant species include grasses and forbes as follows: Italian annual rye grass (*Lolium multiflorum*), schismus (*Schismus barbatus*), and dove weed (*Eremocarpus setigerus*). This vegetation community also included numerous small, non-vegetated, swale-like features.

Native grasslands were found sporadically throughout the southern portion of the project site and dominated by needlegrass (*Nassella* sp.). Other species in this vegetation community included doveweed (*Eremocarpus setigerus*) and vinegar weed (*Trichostema lanceolatum*). Rabbitbrush scrub was found in patches along 110th Street West and was dominated by rabbitbrush (*Chrysothamnus nauseosus*). Other species in this community included rattlesnake weed (*Chamaesyce albomarginata*) and fescue (*Vulpia myuros*). In addition to the plant species already mentioned, the following were found on the project site during the surveys: prostrate pigweed (*Amaranthus albus*), bur-sage (*Ambrosia acanthicarpa*), fiddleneck (*Amsinckia menziesii*), milkweed (*Asclepia facicularis*), cheatgrass (*Bromus tectorum*), horseweed (*Coryza Canadensis*), pineapple weed (*Chamomilla suaveolens*), turkey mullen (*Croton setigerus*), jimson weed (*Datura wrightii*), California buckwheat (*Eriogonum fasciculatum*), red stem

filaree (*Erodium cicutarium*), California poppy (*Eschscholzia californica*), narrow leaved filago (*Filago gallica*), cudweed (*Gnaphalium luteo-album*), telegraph weed (*Heterotheca grandiflora*), summer mustard (*Hirschfeldia incana*), bladderpod (*Isomeris arborea*), Coast goldfields (*Lasthenia californica*), cudweed aster (*Lessingia filaginifolia*), lupine (*Lupinus bicolor*), horehound (*Marrubium vulgare*), nassella (*Nassella* sp), Pectocarya (*Pectocarya ferocula*), and tumbleweed (*Salsola australis*). No special-status plant species were observed or expected to be found on the project site. The following records were searched and no special status species have been identified within a mile of the project site:

- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Mapper and File Data;
- USFWS Ventura Field Office Species List for Los Angeles County;
- California Natural Diversity Database maintained by the California Department of Fish and Wildlife;
- California Native Plant Society (CNPS) Electronic Inventory;
- Biological Technical Review for the Plainview Solarworks and Western Antelope Dry Ranch Project sites; and
- Aerial photographs.

Wildlife species observed within the study area consisted of the following: Mourning Dove (*Zenaida macroura*), California Quail (*Callipepla californica*), Horned lark (*Eremophila alpestris*), California ground squirrel (*Otospermophilus beecheyi*), and side-blotched lizard (*Uta stansburiana*), Western rattlesnake (*Crotalus oreganus*), Mojave rattlesnake (*Crotalus scutulatus*), gopher snake (*Pituophis catenifer*), house finch (*Carpodacus mexicanus*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), Brewer's blackbird (*Euphagus cyanocephalus*), loggerhead shrike (*Lanius ludovicianus*), Savannah sparrow (*Passerculus sandwichensis*), western meadowlark (*Sturnella neglecta*), European starling (*Sturnus vulgaris*), and Botta's pocket gopher (*Thomomys bottae*).

No special status species were observed during the project surveys. However, the project site does contain suitable habitat for burrowing owls, including suitable burrows along the eastern boundary. Therefore, it is possible that burrowing owls would occupy the project site prior to the start of construction. In order to ensure that any potential impacts are less than significant, mitigation has been identified below.

1. A pre-construction burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. 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.
 - b. Several swales are located throughout the project site. These swales did not contain water at the time of the biological resources survey (May) and do not support riparian vegetation or riparian habitat. In order to confirm that these swales were not considered waters of the State or waters of the United States, a jurisdictional delineation was prepared by Noreas Environmental Engineering and Science. The jurisdictional delineation was documented in a report entitled "Silverado Power Plainview

Solarworks Project, Lancaster, California, Wetlands and Waterways Regulatory Determination” and dated June 2013.

As a result of the jurisdictional delineation, none of the swales on the project site were determined to be subject to Army Corps of Engineers, Regional Water Quality Control Board or California Department of Fish and Wildlife jurisdiction. Two soil types were present within the study area: Greenfield Sandy Loam and Ramona Course Sandy Loam. Neither of these types of soil are considered to be hydric soils.

All of the features identified within the project site were classified as ditches or swales.¹ Swales occurring on the project site were typically unvegetated or vegetated with non-native grasses. These swales were topographically isolated from surface or ground water resources, including saline or navigable waters. The swales on the project site are not identified as blue line features on the USGS topographic maps, do not include hydrophytes or hydric soils or show evidence of a well-defined ordinary high water mark. Therefore, these swales are not subject to Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act. Since the swales are located in an upland area without a defined bed, bank, channel or ordinary high water mark and have not outlet to the State’s surface water or groundwater, they are not subject to Section 401 of the Clean Water Act or the Porter-Cologne Act. Additionally, the swales are not subject to CDFW jurisdiction. 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. Two cultural resource surveys have been prepared for the project site. The first survey covers the 120 acres located at the northwest corner of the project site. This survey is documented in a report prepared by Bonterra Consulting entitled “Phase I Cultural Resources Assessment, Western Antelope Dry Ranch and Plainview Solarworks Project Sites (CUP 11-07)” and dated December 2011. The second survey covers the remainder of the project site and was prepared by Chambers Group. This survey is documented in a report entitled “Cultural Resources Survey for the Plainview Solarworks Project, Los Angeles County, California” and dated May 2013.

The northwest 120 acres 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,

¹ Swales are defined as broad, shallow, earthen features that convey infrequent, low-volume ephemeral flows across upland areas during and immediately following storm events.

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.

Both of the cultural resources reports consisted of pedestrian surveys, record searches, and Native American sacred lands file review. No cultural resources were identified in the Native American Sacred Lands File within the vicinity of the project site.

Two pedestrian surveys were conducted on the 120 acres at the northwest corner of the project site. On July 11, 2011, a pedestrian survey was conducted by walking 5 meter (15-foot) transects. A subsequent survey was conducted on August 13, 2011 with east-west/west-east transects to more closely examine the center and outer portions of the site. No archaeological or historical resources were identified. The remainder to the project site was surveyed on April 18, 2013 and April 30, 2013. The site was surveyed by walking east-west transects spaced no more than 15 meters (49 feet) apart. All identified cultural resources were recorded with a GPS receiver. A total of seven unrecorded cultural resources were identified and six cultural resources were updated. Tables 1 and 2 provide a description of these resources.

As discussed in the tables below, while historic period resources were identified on the project site, none of these resources are eligible for listing. Therefore, they are not considered significant under CEQA and impacts to these resources would be less than significant. No archaeological resources were identified on the project site. Development of the project site would not directly or indirectly destroy a unique paleontological resource, site or geologic feature. No human remains, including those interred outside of formal cemeteries, were discovered on the project site. However, in the event that cultural resources are encountered during the course of construction activities, all work shall cease until a qualified archaeologist determines the property disposition of the resource.

Table 1
Previously Unrecorded Cultural Resources

Number	Description	Status
CC-Solar-001	Historic fence line south of and parallel to Avenue J-8. Consists of 4 untreated driftwood posts and double strand barbed wire.	As an isolated historic feature, this resource is not eligible for listing in the CRHR.
F-KC-001	Six unevenly space, raw lumber posts. All posts have been cut down to no more than 0.5 inches in height. The feature is on top of a small berm, west of 105 th Street West. ISO-KC-002 and a 1972 survey marker are located in close proximity to this feature. A pile of two-strand barbed wire is located on the other side of the road and may have been part of this feature.	As an isolated historic feature, this resource is not eligible for listing in the CRHR.
F-KC-002	This feature consists of a post approximately 1 foot in height, sawed off, with no other distinguishing characteristics. Similar posts were observed approximately 16 and 30 feet south of this post, but were outside of the Area of Potential Effect (APE) and were not recorded.	As an isolated historic feature, this resource is not eligible for listing in the CRHR.
ISO-KC-001	This historic isolate is a lid of a Copenhagen snuff tin can. The lid of the can is approximately 1 9/16" in diameter and embossed "COPENHAGEN/SNUFF" roughly at the center. Judging by the font style and text embossed on the lid, this tobacco tin likely dates to no earlier than the late 1950's and was produced through the 1980s.	As a historic isolate, this resource is not eligible for listing in the CRHR.
ISO-KC-002	This historic isolate is a piece of ranching equipment, possibly a tractor seat. The metal piece measures 9 2/16" in length by 8" in width with two rounded square holes in the center. The metal is beveled into a rounded curve shape.	As a historic isolate, this resource is not eligible for listing in the CRHR.
ISO-KC-003	This historic isolate is a piece of ranching equipment, possibly a tractor seat. The metal piece measures 9 2/16" in length by 8" in width with two rounded square holes in the center. The metal is beveled into a rounded curve shape.	As a historic isolate, this resource is not eligible for listing in the CRHR.
ISO-KC-004	This historic isolate is a broken shovel blade. It measures approximately 8" in height and 7 6/16" in width. Eight rivets would have attached the blade to the handle; four of which remain in the blade.	As a historic isolate, this resource is not eligible for listing in the CRHR.

Table 2
Updates to Previously Recorded Cultural Resources

Number	Description	Status
19-003119	<p>This site is a trash scatter first recorded in 2010 as a historic period refuse site. Items identified included over 100 square cut nails, 50 wire nails, small metal hardware, wire, broken glass (amethyst, amber, aqua, and green), glazed earthenware ceramic fragments, and other broken house-ware ceramics.</p> <p>This site was relocated and updated as part of this survey. The site measures 236' by 118' and consists of 106 historic artifacts including: 29 clear glass fragments, 15 square cut nails, 35 wire nails, 5 earthenware sherds, 10 pieces of metal, 10 pieces of metal hardware, on bridle hardware, one Liberty nickel and one Lady Liberty coin.</p> <p>The Liberty Head nickel is dated 1902. The second coin, similar in size to a quarter, is damaged by a bullet hole straight through the center. This coin appears most similar to a Coronet Head Cent (1816-1857); ca. 1868 a small number of coins were made by a Mint employee for collection sale.</p>	<p>Although there are no extant buildings or structures at 19-3119, the concentrations of historic-era trash at the site represent the remains of residential and ranching activities. Temporally diagnostic features of these artifacts suggest an early twentieth-century occupation for the site. 19-3119 does not appear to meet the formal definitions of a <i>historical resource</i> or a <i>unique archaeological resource</i> as defined by CEQA. The site has little potential to yield additional data. It does not appear to be associated with significant historical events or persons (Criteria A and B), to embody the distinctive characteristics of a period (Criterion C), or to be likely to yield information important in history (Criterion D). 19-3119 is therefore recommended ineligible for listing in the CRHR.</p>
19-003477	<p>This historic resource was first recorded in 2005 as an electrical substation (775 feet by 900 feet) built in 1952. Updates and modifications to the original structures were noted, however, not substantial. One water tower at the south end of the complex was assumed to predate the substation. The site was next updated in 2007 and no changes were noted to the original site record.</p> <p>Minor updates and modifications to the structures generally associated with upkeep of an active station were noted. Also observed was the addition of a solid cement wall where as pictures from previous records show a simple chain link fence. No other changes to the substation were observed.</p>	<p>19-003477 does not appear to meet the formal definitions of a <i>historical resource</i> or a <i>unique archaeological resource</i> as defined by CEQA. The site is comparatively recent (mid-twentieth century) and has little potential for yielding additional data. It does not appear to be associated with significant historical events or persons (Criteria A and B), to embody the distinctive characteristics of a period (Criterion C), or to be likely to yield information important in history (Criterion D). 19-003477 is therefore recommended ineligible for listing in the CRHR.</p>
19-004249	<p>This historic site, a road, was first recorded in 2011 as a historic-period, graded dirt road known as 100th Street west. The resource is oriented north-south and is bisected by Avenue J. The road was recorded as being approximately 10 feet wide to the north of Avenue J and 16 feet to the south. Modern refuse deposits were also noted along both portions of the route.</p> <p>The road itself remains in the same condition as previously recorded in 2011. Along with modern refuse dating no earlier than the 1970s, a sparse scatter of historic refuse was located. The scatter comprises the following: One partial piece of a horseshoe, 12 pieces of milled lumber and 12 pieces of milled wood planks with dowel joints. Two wooden fence posts were also</p>	<p>Although there are no extant buildings or structures associated with 19-004249, the scatter of historic era trash likely represents the remains of ranching activities. The artifacts and fence posts suggest a twentieth-century occupation for the site. 19-004249 does not appear to meet the formal definitions of a <i>historical resource</i> or a <i>unique archaeological resource</i> as defined by CEQA. The site is comparatively recent (early to mid-twentieth century) and has little potential for yielding additional data. It does not appear to be associated with significant historical events or persons (Criteria A and B), to embody the distinctive characteristics of a period</p>

	observed. Each post measures roughly 14 inches from the surface.	(Criterion C), or to be likely to yield information important in history (Criterion D). 19-004249 is therefore recommended ineligible for listing in the CRHR.
19-004250	This site was originally recorded in 2011 as a historic-period, two-track dirt road. The road was oriented north-south, and was observed north of Avenue J. The road was recorded as being approximately 13 feet wide. The road was noted as being not well maintained. The road appears in the same condition as the previous record. One piece of refuse, a hypodermic syringe, was observed in the road.	19-004250 does not appear to meet the formal definitions of a <i>historical resource</i> or a <i>unique archaeological resource</i> as defined by CEQA. The site is comparatively recent (early to mid-twentieth century) and has little potential to yield additional data. It does not appear to be associated with significant historical events or persons (Criteria A and B), to embody the distinctive characteristics of a period (Criterion C), or to be likely to yield information important in history (Criterion D). 19-004250 is therefore recommended ineligible for listing in the CRHR.
19-186876	This linear resource was first recorded in 2003 as an 18.7-mile long arrangement of steel lattice transmission towers beginning near the Vincent Substation and continuing northwest past the Antelope Substation. In 2006, archaeologists relocated and updated the entirety of the resource. It earned the name of the Vincent Lines for its distinctive Vincent "h-frame" tower structures. The segment updated here was last updated in 201. It was noted that this portion of the transmission line is composed of steel lattice towers and two sets of three power lines. Many other modern transmission lines were observed in the vicinity. The segment runs adjacent to the Antelope Substation.	19-186876 appears to offer little potential to yield additional data. It does not appear to be associated with significant historical events or persons (Criteria A and B), to embody the distinctive characteristics of a period (Criterion C), or to be likely to yield information important in history (Criterion D). 19-186876 is therefore recommended ineligible for listing in the CRHR.
19-100927	This resource is a pair of crushed steel, church key opened beverage cans first recorded in 2011. Measurements were unable to be obtained. The site relocated and updated in April 2013. The isolate remains in the same condition. No other historic constituents were observed in the surrounding area.	19-100927, a historic isolate, is ineligible for listing in the CRHR.

VI. a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to a less than significant level. The project site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below the ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated

the Seismic Hazard Zones Maps for Lancaster (SSHZ). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

b. The project site is rated as having a moderate risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. The proposed project is the construction and operation of a 30 MW PV solar generating facility and associated collector substation. 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 the substation, transformers and inverters 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 measures shall be required to control dust/wind erosion.

2. 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.
3. 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 drive fugitive dust.
4. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
5. 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 result in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the closest sinkholes and fissures to the project site are located at Avenue I/55th Street West and Avenue G/50th Street West. These are approximately 5 miles east of the project site. The project site is not known to be within an area subject to fissuring, sinkholes, or subsidence (LMEA Figure 2-3) or any other form of soil instability. For a discussion of potential impacts regarding liquefaction, please refer to Item VI.a. Therefore, no impacts would occur.

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

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

VII. a-b. The proposed project involves the construction and operation of a 30 MW photovoltaic solar electric generating facility. This facility would tie into the SCE Antelope Substation via a short generation-tie (gen-tie) line along Avenue J. 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 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 required. The actual photovoltaic facility would not generate emissions during operation and would therefore help to reduce the amount of greenhouse gases emitted during the production of electricity. It is estimated that approximately 51,075 tons of carbon dioxide and other greenhouse gases would be offset annually by producing electricity via solar than through fossil fuels. Therefore, impacts would be less than significant.

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

VIII. a-b. The proposed project consists of the construction and operation of a 30 MW solar facility on approximately 254 acres. The proposed project would use minimal amounts of hazardous materials during construction activities. During operation, the only hazardous materials that would be utilized are dielectric fluid and mineral oil. Use of all materials would be in accordance with all applicable rules and regulations. The proposed project is not located along a hazardous materials/waste transportation corridor (LMEA Figure 9.1-4). The project site is vacant and consists of fallow agricultural fields. The proposed project would not expose individuals or the environment to asbestos containing materials, lead-based paint or other such materials. Therefore, impacts would be less than significant.

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

d. Two Phase I Environmental Site Assessments were prepared for the project site and documented in separate reports. The first report was prepared for the approximately 120 acres located at the northwestern portion of the project site. This assessment was prepared by Tetra Tech EC, Inc. and documented in a report entitled "Phase I Environmental Site Assessment, Plainview Solarworks Project, Lancaster, California" and dated July 2011. The second report covers the remainder of the project site and was prepared by McAlister GeoScience, documented in a report entitled "Phase I Environmental Assessment Report, Approximately 1,000 acres, Southwest Corner of West Avenue J and 110th Street West, Lancaster, California" and dated April 24, 2013.

As part of these reports, site visits were conducted to examine the sites for any potential hazardous conditions. A site visit for the 120 acres was conducted on July 5, 2011. This area consists of open, fallow agricultural land. The only structures present on the project site are existing transmission towers.

The remains of an old wood fence and scattered debris were identified on the project site. No hazardous materials were identified on the property. A site visit for the remainder of the project site was conducted on April 23, 2013. This portion of the project site also consists of open, fallow agricultural land with SCE easements/transmission lines running through the site. No structures are present on the property that is proposed for development with the solar field except for transmission towers. Four groundwater wells and associated aboveground storage tanks were observed on the property covered by the Phase I Report. However, three of wells/tanks are not located on the property proposed for development and the fourth one may or may not be. These tanks/wells do not constitute an environmental hazard. However, if the existing well is located on the project site and is not proposed for use, the following mitigation measure is required.

6. In the event that the existing well(s) on the project sites will not be utilized during project operation or other wells are found on-site, the applicant shall abandon the wells in accordance with all existing rules and regulations.

In addition to the site visits, regulatory database searches were conducted for the project site and the surrounding area. The database searches were conducted using publicly available regulatory records detailed in the Environmental Data Resources, Inc., (EDR) reports dated June 24, 2011 and April 18, 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 surrounding area were not identified on any of these listings. Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and thus no significant hazardous impacts to the public or the environment would result from the project.

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

g. Access to the project site would be taken from Avenue J, 110th Street West, and 105th Street West. Avenue J and 110th Street West are both paved and 105th Street West is a dirt road. All access gates will be set back approximately 50 feet from the edge of the property line to allow vehicles to pull off the roadway while the gate is opening. Avenue J, 110th Street West, and 105th Street West have not been 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. Three single family residences/ranches are located immediately north of the project site on the north side of Avenue J near the intersection with 110th Street West. The SCE Antelope Substation is immediately east of the project site, on the south side of Avenue J. Three single family residences are located along Silverwind Way, approximately 0.25 miles south of the project site's southern boundary. Additional single family homes are located approximately 1 mile north along Avenue I and along Avenue K to the southeast of the project site. It is possible that these lands could be subject to a grass fire. However, the project site is located within the boundaries of Fire Station 130, located at 44558 40th Street West, which would serve the project site in the event of a fire. The project site would also be served by units at Station 112,

located at 8812 Avenue E-8 and Station 84, located at 5030 Avenue L-14. Therefore, impacts from wildland fires would be less than significant.

IX. a. The project site is not located in an area with an open body of water or watercourse in the immediate vicinity 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 manage runoff water 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 education programs. The proposed project would incorporate appropriate BMPs as applicable, as determined by the City of Lancaster Department of Public Works. Therefore, impacts would be less than significant.

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

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

c-e. Development of the proposed project would increase the amount of surface water as a result of impervious surfaces associated with some portions of the facility (e.g., inverters, transformers, substation, etc). Most of the project site would be developed with PV panels mounted on tracking systems on steel support structures. 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. 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 predominately designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008). This area is outside of the 100-year and 500-year flood zones. A small portion of the project site, located along Avenue J in the northeastern portion of the site, is located in Flood Zone A. This area is located within the 100-year flood zone. While this portion of the site is located within the 100-year flood zone, it is likely that the only thing that would be located in this area is fencing, landscaping and possibly utility poles. No occupied structures would be placed in this area.

Additionally, any structures located in this area would be elevated so they are constructed outside of the flood zone in accordance with existing regulations and no housing is proposed on the project site. Therefore, no flooding impacts would occur as a result of placing housing on the project site and any potential flooding impacts associated with structures on the project site would be less than significant.

h. The project site does not contain and is not downstream from a dam or levee. The southern boundary of the project site is approximately 1.5 miles north of the California Aqueduct. While flooding may occur if the Aqueduct were to crack, controls are in place to minimize the amount of water lost. Additionally, the proposed project is a photovoltaic solar facility and the project site would not contain any occupied structures or people. Therefore, the proposed project would not 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 dam or levee.

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

X. a. The proposed project is not of the scale or nature that could physically divide an established community. The proposed project consists of the construction and operation of a 30 MW photovoltaic solar electric generating facility. The area surrounding the project site is predominantly vacant with a handful of single family residences scattered around the project site. Access to the proposed project would be from Avenue J, 110th Street West, and 105th Street West. No new roadways would be constructed though 105th Street West will be graded to the site entrance in order to comply with Fire Department standards. 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. Approximately 120 acres of the 254 acre project site is designated as Urban Residential (UR) and zoned Specific Plan (SP). Solar generating facilities are not allowed in areas designated as UR. 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 is designated as NU and zoned RR-2.5 and would not require a general plan amendment or zone change in order to allow the proposed project to move forward. The proposed project would 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 recover operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is designated as Mineral Reserve Zone 3 (contains potential but presently unproven resources). However, it is not considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

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

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

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.
8. 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.
9. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
10. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
11. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
12. No project-related public address of music system shall be audible at any adjacent receptor.
13. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.

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

c. Operation of the proposed project would generate very minimal noise levels. The photovoltaic solar electric generating facility would generate electricity with PV panels mounted on fixed or slow moving, silently rotating trackers. A handful of employees would be necessary to run the proposed project with most of the work being done remotely. Periodic maintenance would primarily consist of cleaning of the PV panels, as necessary, and vegetation/landscaping 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 project site is not in proximity to an airport or frequent overflight area and would not experience noise from these sources (also see Item VIII.e-f). Therefore, no impacts would occur.

XIII. a. The proposed project consists of the construction and operation of a 30 MW photovoltaic solar generating facility which would not directly or indirectly induce substantial population growth. The construction of the proposed project is anticipated to employ approximately 120 individuals, most of who would come from the local area. Operation of the proposed project would occur remotely with occasional maintenance needs being conducted by a handful of people. While the facility would generate additional power to go into the grid, it would help to achieve State mandates which required 33% of electricity to be derived from renewable sources by 2020. Therefore, no impacts would occur.

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

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

XV. a-b. The proposed project involves the construction and operation of a 30 MW photovoltaic solar generating facility. As discussed in Item XIV.a, it is anticipated that a maximum of 120 construction workers would be present on the project site at one time. These workers are expected to come from the local area and would not create an additional demand on recreational facilities. Once the proposed project is operational, most of the operations would be handled remotely and would not generate employees who would potentially be utilizing recreational facilities. Therefore, no impacts to recreational facilities would occur and no construction of new facilities would be necessary.

XVI. a. The proposed project would generate construction traffic in the form of worker vehicles and delivery trucks. These trips would only occur during construction and would most likely occur at off-peak hours of the day. Adequate access to the project site exists on 110th Street West and Avenue J to handle the trips that construction would generate. Most of the activities associated with operation of the proposed project would be handled remotely. Occasional maintenance activities would be required and it is anticipated that at most approximately 1-2 trips per week would occur. This number of trips would not impact the surrounding street system. Therefore, impacts would be less than significant.

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

c. The project site does not contain any aviation related uses and the proposed project would not include the development of any aviation related uses. The proposed project is a photovoltaic project and the panels are designed to absorb light, not reflect it. Therefore, the proposed project would not interfere with small aircraft flying overhead. The proposed project would not have an impact on air traffic patterns.

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

e. The proposed project would have adequate emergency access from Avenue J, 110th Street West, and 105th Street West. Interior circulation would be provided in accordance with the requirements of the Los Angeles County Fire Department; therefore, no impacts would occur.

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

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

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

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

d. The proposed project has minimal needs for 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 the solar panels and for maintenance of the landscaping until it is established. It is estimated that the operation of the proposed project would require approximately 1.5 acre feet of water per year or approximately 488,788 gallons. This amount of water is equivalent to the consumption of water by 1.5 single family residences. This water will either come from existing on-site water wells or will be trucked into the site. If the water is trucked to the project site, the most likely source will be recycled water. 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 or replacement of equipment would be recycled by appropriate facilities. Therefore, no trash collection services would be necessary and impacts would be less than significant.

XVIII.a-c. Other solar projects have been approved or are undergoing review in the City of Lancaster and in the unincorporated areas of Los Angeles County. These projects, if constructed, would result in a large number of acres being converted to solar generating facilities which could generate cumulative impacts. Table 3 provides a list of all solar projects within a 5 mile radius of the project site.

**Table 3
 Cumulative Projects List**

Case No.	Megawatts	Location	Acres	Status
CUP 10-03	20	Bounded by Ave H, Lancaster Blvd, 97 th St W, and 100 th St W	216	Built
CUP 10-22	38	Bounded by Ave H, Ave H-8, 80 th St W, and 90 th St W	180	Approved
CUP 11-02	3.4	East side of 90 th St W between Ave K-8 and Ave K-12	17.74	Under Construction
CUP 11-03	10	Southwest corner of Ave H and 90 th St W	67	Approved
CUP 11-05	20	East side of 80 th St W between Ave J-4 and Ave J-8	80	Approved
CUP 11-07	10	Southeast corner of 110 th St W and Ave J	40	Approved
CUP 12-08	20	Bounded by Avenue H, Avenue G, 90 th St W, and 95 th St W	135	Approved
CUP 12-09	40	Southwest corner of Avenue H and 100 th St W	158	Approved
CUP 12-11	1.5	Northwest corner of Ave H-12 and 80 th St W	20	Under Construction
CUP 13-03	20	Bounded by Ave E, Ave E-11, 103 rd St W, and 107 th St W	200	Under Review
R2011-00798	40	Northwest corner of 110 th St W and Ave K	160	Under Review
R2011-00799	35	Southwest corner of Ave G and 70 th St W	140	Under Review
R2011-00801	20	South of Avenue I, west of 120 th St W	80	Under Review
R2011-00807	52	Bounded by Ave I, Ave J, 100 th St W and 90 th St W	256	Under Review
R2012-01589	20	Northwest and southwest corner of Ave J and 110 th St W	263	Under Review
R2011-00377	20	Northwest corner of Ave I and 110 th St W	200	Under Review
R2011-01025	2	Northeast corner of Ave I and 95 th St W	27	Under Review
R2010-00256*	300	West of 140 th St W	3078	Under Review

*This is a wind and solar project. The solar portion of the project is proposed to be located west of 150th St W which is at the edge of the 5 mile radius.

Cumulative impacts are the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects. The proposed project would not create any impacts with respect to agricultural/forest resources, mineral resources, population and housing, and recreation. Therefore, the proposed project would not contribute to a cumulative impact for these resources.

Many of the impacts generated by these projects are site specific and generally do not influence the impacts on another site. These projects are also not likely to be constructed at the same time and some may never be constructed at all. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. The following discusses the project's potential cumulative impacts by resource area.

Aesthetics: The proposed project would change the look of the project site but result in less than significant aesthetic impacts. The other solar projects in the area would also change the look of their respective sites. However, the height of these projects is relatively low; approximately 8 feet, and the sites can be screened with fencing and landscaping. The proposed project is located in an area that is already utilized by the utility companies as evidenced by the high voltage transmission lines and substations. The project would not substantially change the existing look and feel of the area. Therefore, any potential cumulative impacts would be less than significant and would not be cumulatively considerable.

Air Quality: The proposed project would generate air emissions during construction and operation activities. Emissions from operation would only occur during maintenance activities as the solar facility itself does not generate emissions. These emissions would be less than the thresholds set by the AVAQMD. Only a small portion of the project would be graded. This grading would only occur for the onsite roadways as required by the Fire Department and for the pads for the inverters, transformers and collector substation. The remainder of the site would not be graded. Additionally, mitigation measures have been identified to ensure dust from the project site remains under control. These requirements are the same for all of the solar projects. Other solar projects may have additional mitigation measures to reduce potential air quality impacts. However, the project's contribution to any potential cumulative air quality impact is less than significant and not cumulatively considerable.

Biological Resources: The project site consists of fallow agricultural fields and no sensitive plant or animal species were identified on the project site. While no burrowing owls were observed on the project site, the project site does contain suitable habitat for burrowing owls and mitigation has been identified to ensure that any potential impacts are less than significant. The project sites for other solar developments may also have suitable habitat for burrowing owls and development of these projects would result in loss of habitat for the species. However, the project's contribution to this overall loss is less than significant. The project site does not contain any drainages, wetlands or riparian habitat and would not contribute to a cumulative impact for this resource. 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.

Cultural Resources: Impacts to cultural and archaeological resources tend to be site specific in nature. The project site does contain cultural (historic) resources as discussed in Item Va-d. However, these resources were determined to be not historically significant and they are not eligible for listing under the California Historic Register or National Historic Register. Other projects may have cultural resources

located on them, but those resources are not related to the resources identified on this project site. The project site is not part of a historic district and no archaeological resources were identified as the project site was previously farmed. Therefore, the project's impacts are less than significant and they would not contribute to a cumulatively considerable impact.

Geology/Soils: Geology and soils impacts tend to be site specific and do not generally create cumulative impacts. The project site is not at risk for liquefaction, subsidence, or fault rupture and does not contain unstable soils. Therefore, no cumulative impacts would be created for these issues. The soils on the project site are classified as moderate for wind and water erosion during construction activities. As previously discussed, grading would only occur for the roads, inverters, transformers, and collector substation. The remainder of the site would not be graded. Additionally, mitigation measures have been identified to ensure that any dust generated by the project site remains under control. While cumulative impacts would occur if construction of several projects occurs at the same time, the project's contribution to the impact would be less than significant and not cumulatively considerable.

Greenhouse Gas Emissions: Construction and operation of the project site would generate some greenhouse gas emissions. These emissions would occur only during construction activities and when site maintenance is required. The operation of the photovoltaic facility would not generate any emissions and would reduce the amount of carbon dioxide generated by 51,075 tons annually as compared to the production of electricity by traditional means. Each of the solar facilities would also reduce the amount of carbon dioxide generated on an annual basis. This would be a beneficial effect of the project.

Hazards and Hazardous Materials: The proposed project and other solar facilities would utilize minimal amounts of hazardous materials and all usage and disposal would be in accordance with all applicable rules and regulations. The proposed project is not located along a hazardous materials route, an evacuation route or near an existing or proposed school. The project site and the surrounding area are also not located on any regulatory database. Therefore, the project's hazards/hazardous materials impacts are less than significant and its' contribution to cumulative impacts would not be considerable.

Hydrology and Water Quality: The proposed project would not be connected to a public sewer, septic or water system. Therefore, no industrial wastewater would be generated. Use of water on the project site would be primarily for the occasional panel washing and landscape maintenance. This water would either come from an existing onsite well or be recycled water that is trucked in. A very small portion of the project site is located within the 100-year flood zone but no occupied structures are proposed for the project site. A majority of the project site would remain unpaved and ungraded and would not impede or change the area's hydrology. All impacts with respect to hydrology and water quality would be less than significant and would not create a cumulatively considerable impact.

Land Use and Planning: The proposed project would not physically divide an existing community and would not conflict with any applicable habitat conservation plan or natural communities conservation plan. Therefore, the proposed project would not contribute to cumulative impacts with respect to these issues. The proposed project would be consistent with the City of Lancaster's General Plan and zoning ordinance upon adoption of a general plan amendment and zone change for 120 of the 254 acres. The GPA and ZC would make the designations consistent with the designations on the surrounding properties. Additionally, consistency with a general plan is a site specific issue and no cumulative impacts would be created.

Noise: Construction of the proposed project and the related projects would generate noise. Noise from construction activities would only impact receptors that are located in close proximity (adjacent to) an individual project site. The noise generated by the proposed project would not affect the noise receptors located next to a project in a different location. It is not anticipated that all of the identified projects would be under construction at the same time. The approved projects all have varying commercial on-line dates and many of the projects are still under review. Additionally, it is possible that not all projects will be constructed. Mitigation measures have been identified for the proposed project to ensure that noise levels at the edge of the property line do not exceed allowable levels under the General Plan and that the impacts would be less than significant. As the project's noise impacts are less than significant and noise impacts are site specific, the project's contribution would not be cumulatively considerable.

Public Services: The proposed project would not place a demand on public services such as parks, libraries and schools and would not create a cumulative impact. The proposed project would place minimal demands on police and fire services; however, these demands can be accommodated by the existing police and fire and construction of additional facilities is not required. Therefore, the project's contribution would not be cumulatively considerable.

Transportation and Traffic: The proposed project would generate traffic from construction activities and the occasional maintenance activities. These trips would most likely utilize Avenue J to access the project site. This roadway is adequate to accommodate the trips that would be generated. Other solar projects in the vicinity are likely to utilize the same roadway. However, the total number of daily trips can be accommodated by the existing roadway network without causing a significant impact, especially since construction of all of the solar projects is not likely to occur at the same time. The project's traffic impacts would be less than significant and due to the size of the proposed project its contribution to cumulative impacts would not be cumulatively considerable.

Utilities and Service Systems: The proposed project would utilize water for dust control, panel washing, and landscape maintenance. This water would come from either an existing onsite well or recycled water. The amount of water utilized for operation is anticipated to be approximately 1.5 acre feet of water per year which is the equivalent of the annual consumption for two single family homes. This is also substantially less than the amount of water that would be consumed if the project site were to be developed with residential uses under the existing zoning. Other solar projects would utilize water for the same purposes and in similar amounts depending upon the size of the project. The proposed project would not generate wastewater nor would it generate trash for disposal in the local landfills. Therefore, any potential impacts would not be cumulatively considerable.

It is possible that the proposed project could be constructed at the same time as the project immediately to the west (Conditional Use Permit 11-07). In the event that these two projects are constructed simultaneously, the impacts would be very similar in type and degree to the impacts discussed for the proposed project. No impacts with respect to agricultural/forest resources, mineral resources, population and housing, and recreation would occur from these two projects.

As discussed above, the proposed project would not create a cumulatively considerable contribution to impacts in conjunction with the development of the other solar projects listed above. If both the proposed project and CUP 11-07 were to be constructed at the same time, both projects contribution to potential cumulative remains the same as discussed above and would not be cumulatively considerable. The only exception to this is for noise and geology and soils. Since both projects are located immediately adjacent to the same sensitive receptors, it is possible that the construction noise levels at these receptors

List of Referenced Documents and Available Locations*:

BRR:	Biological Technical Report for Plainview Solarworks Project Lancaster, California, Noreas Environmental Engineering and Science, May 2013	PD
CRS1:	Phase I Cultural Resources Assessment, Western Antelope Dry Ranch and Plainview Solarworks Project Sites (CUP 11-07), Bonterra Consulting, December 2011	PD
CRS2:	Cultural Resources Survey for the Plainview Solarworks Project, Los Angeles County, California, Chambers Group, May 2013	PD
ESA1:	Phase I Environmental Site Assessment, Plainview Solarworks Project, Lancaster, California, Tetra Tech EC, Inc., July 2011	PD
ESA2:	Phase I Environmental Assessment Report, Approximately 1,000 Acres Southwest Corner of West Avenue J and 110 th Street West, Lancaster, California, McAlister GeoScience, April 24, 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

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