

**NOTICE OF PREPARATION**

**DEL SUR SOLAR (CUP 14-15/CUP 14-16/GPA 14-03/ZC 14-03)**

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**DATE:** FEBRUARY 3, 2015

**TO:** STATE CLEARINGHOUSE AND INTERESTED PARTIES

**FROM:** CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT,  
ENVIRONMENTAL SUSTAINABILITY GROUP

**SUBJECT:** NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT FOR THE DEL SUR SOLAR PROJECT

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The City of Lancaster is the Lead Agency in charge of environmental review of the Del Sur Solar Project as proposed by the applicant in their submittals for Conditional Use Permit (CUP) No. 14-15, CUP 14-16, General Plan Amendment (GPA) No. 14-03, and Zone Change (ZC) No. 14-03. The City has determined that a project level Environmental Impact Report (EIR) will be prepared. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed project. Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, and concerned citizens regarding issues that should be addressed in the EIR.

**Comment Period:** Comments may be sent anytime during the 30-day NOP comment period. The NOP review and comment period begins on **February 4, 2015** and ends on **March 9, 2015**. All comments must be received during the comment period and no later than 5 p.m. on March 6, 2015. Please include the name of a contact person for your agency, if applicable. All comments should be directed to:

City of Lancaster  
Attn: Jocelyn Swain, Associate Planner – Environmental  
44933 Fern Avenue  
Lancaster, CA 93534

Comments may also be emailed to [jswain@cityoflancasterca.org](mailto:jswain@cityoflancasterca.org) or faxed to (661) 723-6182.

**Scoping Meeting:** Oral comments may be provided at the Scoping Meeting to be held on Thursday, February 19, 2015 from 6:30 p.m. to 8 p.m. at the American Heroes Park Community Room. The community room is located at 642 Jackman Street, Lancaster, CA 93534.

## **Del Sur Solar Project Description**

### **Project Location**

The proposed project is located in the Antelope Valley in the northern portion of Los Angeles County, completely within the City of Lancaster. The project site consists of approximately 725 acres and is generally bound by Avenue G, Avenue H, 107<sup>th</sup> Street West, and 93<sup>rd</sup> Street West. The proposed project encompasses the following assessor's parcel numbers: 3219-016-027, 3219-016-030, 3219-016-031, 3219-017-020, 3265-005-001, 3265-007-002, 3265-007-008, 3265-007-023 thru -027.

### **Project Description**

The proposed project consists of the construction and operation of an 100 megawatt (MW) solar electricity generating facility and a gen-tie line(s) to connect to the facility to previously approved collector substation(s) on Avenue J. The City's zoning ordinance allows solar facilities on property zoned RR-2.5 (rural residential, minimum lot size 2.5 acres) with a conditional use permit. The project site is designated as a mix of Urban Residential (UR), Open Space (O), Public Use (P), and Commercial (C) by the City's General Plan and zoned R-15,000 (single family residential, minimum lot size 15,000 square feet), R-10,000 (single family residential, minimum lot size 10,000 square feet), R-7,000 (single family residential, minimum lot size 7,000 square feet), S (School), PK (Park), and CPD (commercial planned development). These designations do not allow for the development of utility scale solar facilities. However, a majority of the project site (with the exception of APNs 3265-007-002 and 3265-007-008) is covered by Development Agreement No. 89-01. This Development Agreement was amended on June 26, 2012 to allow utility scale solar development with a Conditional Use Permit without changing the existing general plan designations or zoning. A General Plan Amendment and Zone Change would be required for the two parcels (80 acres) that are not covered by the Development Agreement. These applications have been submitted by the Sustainable Power Group, LLC (sPower), the developer.

The proposed project will be constructed in phases and operated for a period of at least 35 years. The project will consist of the following elements: photovoltaic modules, module mounting system, balance of system and electrical boxes, electrical inverters and transformers, electrical AC collection system, including switchgear, data monitoring equipment, transmission and generation-tie lines, and access roads and security fencing. The proposed project will not require the construction of an on-site operations and maintenance facility.

The solar field will be laid out in a common PV block design to allow for sufficient access. A series of PV module arrays will be mounted on racking systems supported by a pile-driven foundation design. The module mounting system or racking system will be a fixed-tilt or tracker PV array configuration oriented due south. The total number of PV modules will be dependent on the specific technology selected. The following PV module technologies may be utilized during construction of the project: PV thin-film technology, PV crystalline silicon technology, stationary fixed-tilt modular configuration and tracking module configuration. 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.

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. Inverters will be consolidated in areas to minimize cable routing, trenching, and electrical losses. The final output from the facility will be processed through a transformer to match the interconnection voltage. All electrical inverters, transformers, and gear will be placed on concrete foundation structures.

Multiple 34 kV and/or 66 kV underground gen-tie lines will connect the proposed project to the two previously approved collector substations on Avenue J. Potential routes for these lines include the following: Avenue H between 90<sup>th</sup> Street West and 110<sup>th</sup> Street West; Avenue J between 90<sup>th</sup> Street West and 110<sup>th</sup> Street West; 110<sup>th</sup> Street West, 100<sup>th</sup> Street West and 90<sup>th</sup> Street West between Avenue H and Avenue J; and private land between Lancaster Boulevard and Avenue J and between 105<sup>th</sup> Street West and 100<sup>th</sup> Street West. It is anticipated that one main path will be used for all gen-tie lines. Electricity from the collector substations will be ultimately delivered to the SCE Antelope Substation.

A comprehensive Supervisory Control and Data Acquisition (SCADA) system will be installed on the project site for remote monitoring of facility operation and/or remote control of critical components. This system will include a meteorological data collection system.

### **AREAS OF POTENTIAL IMPACT**

The City has determined that an EIR is required for this project. Therefore, as allowed under Section 15063(a) of the CEQA Guidelines, the City has not prepared an Initial Study and will instead begin work directly on the EIR, as allowed under CEQA Guidelines Section 15081. The EIR will focus on the potentially significant and significant effects of the project and will document the reasons for concluding that other effects will be less than significant. The topics listed below will be further analyzed in the EIR. However, certain criteria within the topics listed below have been scoped out of further analysis, as detailed in the next section.

- Aesthetics (including light and glare)
- Agriculture and Forestry Resources
- Air Quality and Greenhouse Gases
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials (including Valley Fever and EMF)
- Hydrology/Water Quality
- Land Use
- Noise
- Public Services

- Transportation/Traffic
- Utilities/Service Systems

### **Effects Found Not to be Significant**

Based on the site or project characteristics, impacts are not anticipated to occur within the following environmental topic areas and therefore, these specific environmental impact criteria will be scoped out and included in the Effects Found Not To Be Significant section of the EIR. A brief description of why each topic or impact area was found not to be significant, and therefore scoped out, is provided below.

#### **Agriculture and Forestry Resources**

- **II.c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?** The project site is not zoned as forest land, timberland, or timberland production and does not meet the requirements of a timberland zone as defined by Public Resources Code Section 4526. Therefore, the project would not result in the rezoning of forest land or timberland and no impacts would occur.
- **Result in the loss of forest land or conversion of forest land to non-forest use?** There are no forests within the City of Lancaster. The project site consists of former agricultural lands or undeveloped desert. Therefore, no potential impacts associated with the loss or conversion of forest land would occur.

#### **Air Quality**

- **III.e) Create objectionable odors affecting a substantial number of people?** Solar facilities are not generally sources of objectionable odors. Construction activities would result in equipment exhaust odors that may be considered objectionable by some; however, there are few sensitive receptors in the immediate vicinity of the project site and construction activities would be temporary. Therefore, no potential impacts associated with creating objectionable odors affecting a substantial number of people would occur.

#### **Biological Resources**

- **IV.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?** There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or State Habitat Conservation Plans that are applicable to the project site. Therefore, no potential impacts would occur with respect to the proposed project conflicting with the provisions of adopted plans.

## Geology and Soils

- **VI.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?** The proposed project would not generate waste water that would need to be disposed of in a septic or sewer system. During construction and any maintenance operations, portable restroom facilities would be provided for workers. Therefore, no potential impacts with respect to waste water disposal systems would occur.

## Hazards and Hazardous Materials

- **VIII.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?** The project site is not located within two miles of an airport. The nearest airport is the William J Fox Airfield, located approximately 4 miles east of the project site. Therefore, no potential impacts associated with aviation safety hazards at the project site would occur.
- **VIII.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?** The project site is not located within two miles of a public or private airport or airstrip. The nearest airport is the William J Fox Airfield, located approximately 4 miles east of the project site. Therefore, no potential impacts associated with aviation safety hazards at the project site would occur.

## Hydrology and Water Quality

- **IX.g) 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?** The proposed project does not involve the construction of any habitable structures, including housing. Therefore, no potential impacts with respect to placing housing within a 100-year flood hazard area would occur.

## Land Use and Planning

- **X.c) Conflict with any applicable habitat conservation plan or natural community conservation plan?** There are no Habitat Conservation Plans or Natural Community Conservation Plans that are applicable to the project site. Therefore, no potential impacts would occur with respect to the proposed project conflicting with the provisions of these plans.

## Mineral Resources

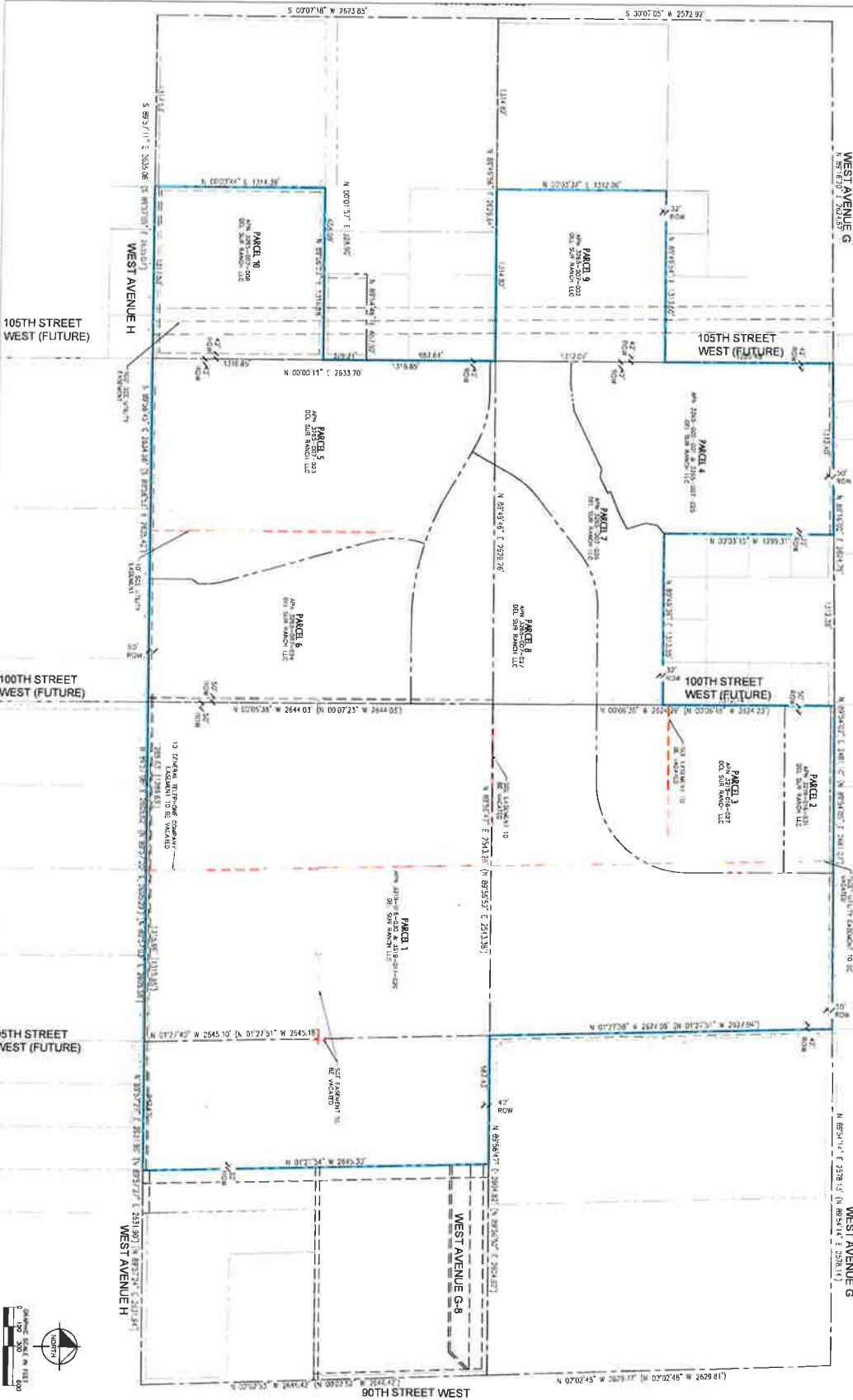
- **XI.a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? Or XI.b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?** The project site does not contain any known mineral deposits or active mineral extraction operations. The City of Lancaster, and the project site, are not considered likely to have large, valuable mineral and aggregate deposits according to the City of Lancaster 2030 General Plan Master Environmental Assessment (April 2009). Furthermore, the proposed solar facility would be decommissioned at the end of its operational life, thereby allowing future access to any onsite minerals should they be determined to be onsite. This condition precludes the possibility of the loss of important mineral resources as a result of project construction and operation.

## Noise

- **XII.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?** The project site is not located within two miles of an airport. The nearest airport is the William J Fox Airfield, located approximately 4 miles east of the project site. Therefore, no potential impacts associated with aviation noise at the project site would occur.
- **XII.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?** The project site is not located within the vicinity of a private airstrip. The nearest airport is the William J Fox Airfield, located approximately 4 miles east of the project site. Therefore, no potential impacts associated with aviation noise at the project site would occur.

## Population and Housing

- **XIII.b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Or XIII.c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?** The project site does not contain any residential uses and no residential uses are included as part of the proposed project. Therefore, the proposed project would not have the potential to displace people or housing and would not require the construction of housing elsewhere.



**CUP**

SHOWS SITE AND DATE: 1/26/2015

SCHEMATIC NO. 006

**C-01**

## LAND USE AND OWNERSHIP MAP

AC SOLAR PHOTOVOLTAIC GENERATION FACILITY  
EAST OF 110TH STREET W. AND SOUTH OF WEST AVE. G LANCASTER,  
LOS ANGELES COUNTY CA

DEL SUR SOLAR  
SINGLE-AXIS TRACKER  
AND FIXED TILT  
PHOTOVOLTAIC ARRAYS  
100 MWAC

NOT ISSUED FOR  
CONSTRUCTION

**Kimley-Horn**

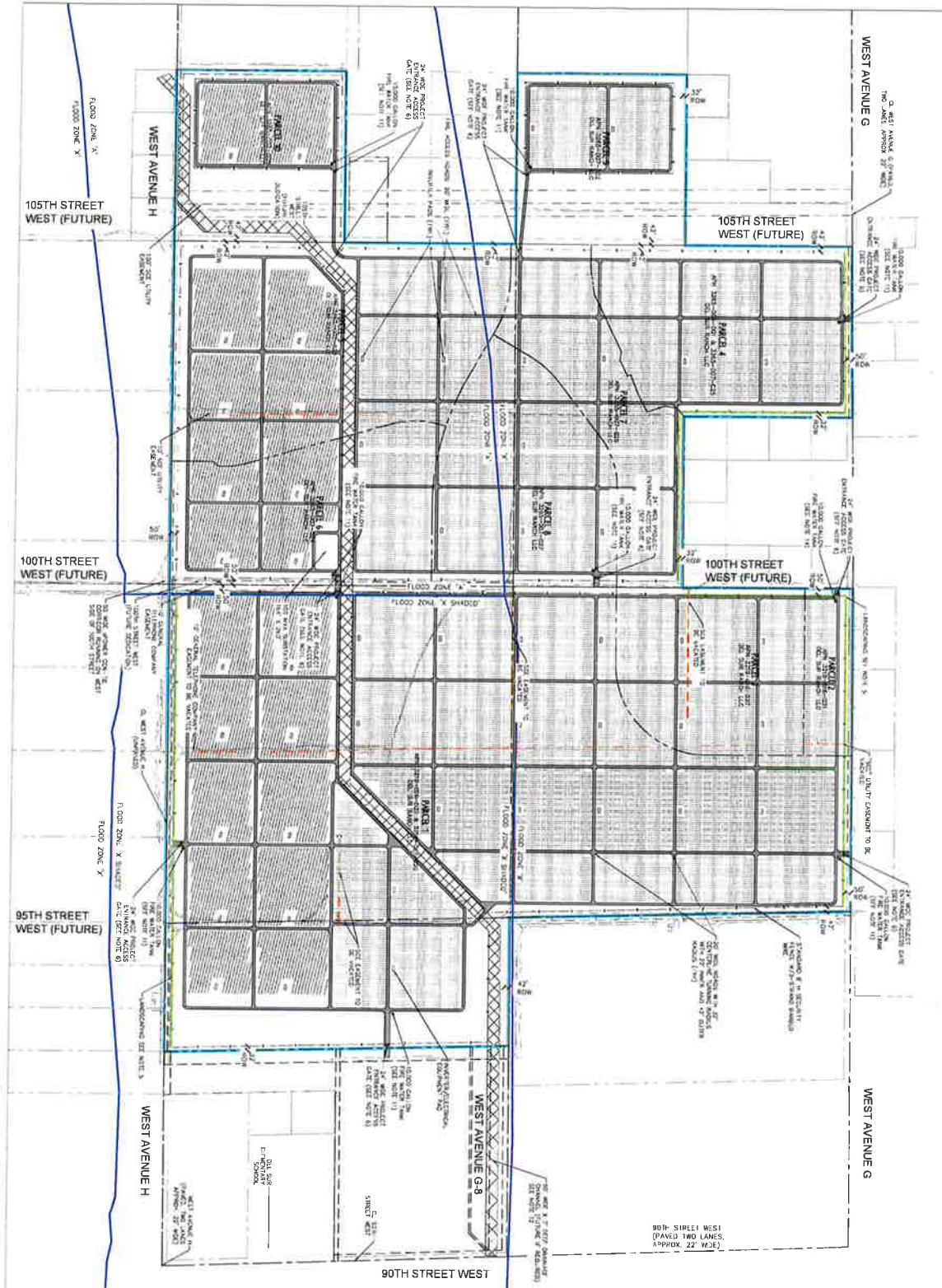
2700 Central Expressway, Suite 200  
Folsom, CA 95630  
(916) 981-1100

**S-POWER**

2 Embarcadero Center, Suite 410, San Francisco, CA 94111 (415) 692-7740

- NOTES**
1. THE PROJECT IS LOCATED WITHIN FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17000C0010. THE PROJECT IS LOCATED IN FLOOD ZONE X (100 YEAR FLOOD). FLOOD ZONE X IS SHOWN AS A YELLOW WAVE PATTERN TO BE OUTSIDE OF THE FLOODPLAIN. FLOOD ZONE X IS SHOWN AS A YELLOW WAVE PATTERN TO BE OUTSIDE OF THE FLOODPLAIN.
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**CUP SITE PLAN**

AC SOLAR PHOTOVOLTAIC GENERATION FACILITY  
EAST OF 110TH STREET W. AND SOUTH OF WEST AVE. G LANCASTER,  
LOS ANGELES COUNTY CA

**Kimley Horn**

NOT ISSUED FOR CONSTRUCTION

DEL SUR SOLAR SINGLE-AXIS TRACKER AND FIXED TILT PHOTOVOLTAIC ARRAYS 100 MWAC

**S-POWER**  
SUSTAINABLE POWER SOLUTIONS

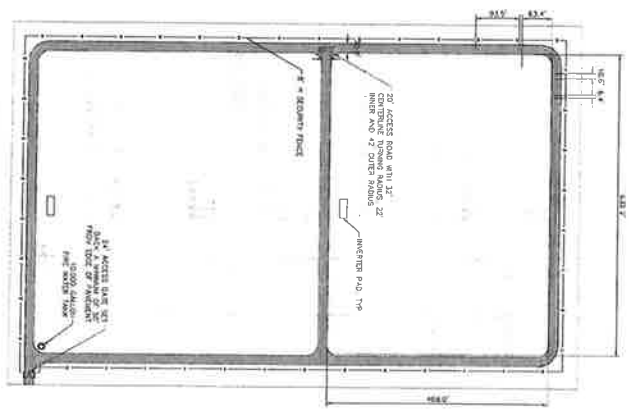
2 Emburywood Center, Suite 410, St. Francisco, CA 94111 (415) 692-7740

**CUP**

C-02

DATE: 7/24/2018

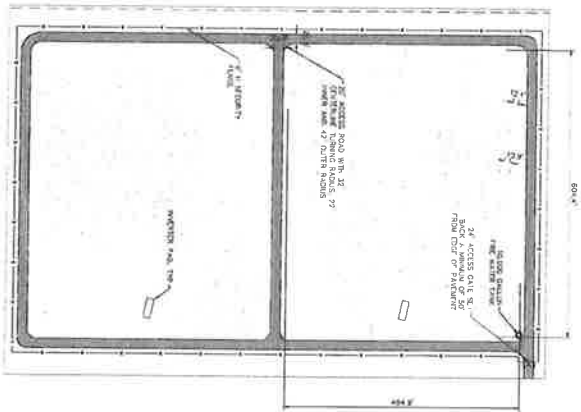




**TRACKER ARRAY BLOCK DETAIL**

GENERAL NOTES:

- 1. TRACKER ARRAY BLOCKS SHALL BE CONSTRUCTED AS SHOWN.
- 2. TRACKER ARRAY BLOCKS SHALL BE CONSTRUCTED WITH 12" CONCRET SLABS ON GRADE.
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**FIXED ARRAY BLOCK DETAIL**

GENERAL NOTES:

- 1. FIXED ARRAY BLOCKS SHALL BE CONSTRUCTED AS SHOWN.
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**DETAIL SHEET**

AC SOLAR PHOTOVOLTAIC GENERATION FACILITY  
 EAST OF 110TH STREET W. AND SOUTH OF WEST AVE. G LANCASTER,  
 LOS ANGELES COUNTY CA



2013 REGISTERED PROFESSIONAL ENGINEER  
 P.E. No. 45114, State of California  
 0143 58-1020

NOT ISSUED FOR  
 CONSTRUCTION



DEL SUR SOLAR  
 SINGLE AXIS TRACKER  
 AND FIXED TILT  
 PHOTOVOLTAIC ARRAYS  
 100 MW/AC



2 Smpocovsky Center, Suite 410, San  
 Francisco, CA 94111 (415) 592-7740