



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2011-00833-(5)

HEARING DATE

May 7, 2014

REQUESTED ENTITLEMENTS

Zone Change No. 201100005
 Conditional Use Permit No. 201100079
 Environmental Assessment No. 201100109

PROJECT SUMMARY

OWNER / APPLICANT

North Lancaster Ranch, LLC

MAP/EXHIBIT DATE

March 24, 2014

PROJECT OVERVIEW

Project 1: North Lancaster Ranch

A zone change is requested to change zoning from light agriculture, which does not allow electricity generation facilities, to heavy agriculture, which does allow electricity generation facilities. The Project proposes to develop 20 megawatts of solar photovoltaic electricity generation on 240 acres of flat, previously farmed fallow land, perimeter security fencing, and one 10,000 gallon water tank. No operations building or other permanent buildings are proposed. The Project would employ a series of photovoltaic module arrays, using fixed-tilt or tracker mounting supports, to convert sunlight into electrical energy without the use of heat transfer fluid or cooling water. The facility would deliver the electrical output to the existing regional transmission system. To minimize fugitive dust, no grading, disking, tilling, or rolling is proposed for preparation of the solar array areas; some grading is required for internal roads and required flood control drainage features. Proposed water supply for construction and operations would include use of out-of-basin or recycled water. The Project proposes use of existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where feasible to minimize the need for new electrical support facilities. Construction of any new transmission lines necessary within unincorporated Los Angeles County jurisdiction would be located underground. The Project would be constructed and then operated for an estimated 35 years. A Little Buttes Trail easement and vegetative buffer would be located at the southern boundary at West Avenue B. One existing developed site is located across the road from the northwest corner of the property. Vacant, unfarmed, undeveloped land surrounds the remainder of the site.

LOCATION AND ACCESS

105th Street West & West Avenue B, Lancaster, CA

ASSESSORS PARCEL NUMBER(S)

3262-001-005, 3262-001-006

SITE AREA

240 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Antelope Valley West

LAND USE DESIGNATION

N-1 (Non-Urban 1)

ZONE

Existing: A-1-2 (Light Agriculture-two acres minimum required area)
 Proposed: A-2-2 (Heavy Agriculture-two acres minimum required area)

POWER GENERATION

20 MW

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Environmental Impact Report

KEY ISSUES

- Consistency with the Los Angeles County Antelope Valley Areawide General Plan
- Compliance with the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.110 (A-2 Zone Development Standards)
 - 22.16.110 (Zone Change Burden of Proof Requirements)

CASE PLANNER:

Mr. Kim Szalay

PHONE NUMBER:

(213) 974 - 4876

E-MAIL ADDRESS:

kszalay@planning.lacounty.gov