



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**NOTICE OF PREPARATION  
AND  
NOTICE OF SCOPING MEETING**

**DATE:** June 13, 2012

**OVERALL DEVELOPMENT TITLE:**

Silverado Power West Los Angeles County  
Project 1: R2011-00833 (CUP201100079, RZC201100005), North Lancaster Ranch  
Project 2: R2011-00798 (CUP201100070), Western Antelope Blue Sky Ranch  
Project 3: R2011-00799 (CUP201100071), American Solar Greenworks  
Project 4: R2011-00807 (CUP201100076), Antelope Solar Greenworks  
Project 5: R2011-00801 (CUP201100072), Silver Sun Greenworks  
Project 6: R2011-00805 (CUP201100074), Lancaster WAD  
Environmental Review No. ENV201100109

**PROJECT ADDRESSES:**

Project 1: 105th Street West & West Avenue B, Lancaster, CA  
Project 2: 110th Street West & West Avenue K, Lancaster, CA  
Project 3: 70th Street West & West Avenue G, Lancaster, CA  
Project 4: 97th Street West & West Avenue I, Lancaster, CA  
Project 5: 120th Street West & West Avenue I, Lancaster, CA  
Project 6: 35th Street West & West Avenue D, Lancaster, CA

**OVERALL DEVELOPMENT APPLICANT:**

Silverado Power, LLC  
44 Montgomery Street, Ste. 3065  
San Francisco, California 94104

**CEQA LEAD AGENCY:**

County of Los Angeles  
Department of Regional Planning  
320 W. Temple Street, Room 1348  
Los Angeles, California 90012

The County of Los Angeles is the lead agency and will prepare the Environmental Impact Report (EIR) for six proposed solar generating facilities (SGFs) referred to as the "Overall Development". In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible agency,

interested parties, and federal agencies involved in approving the proposed Overall Development and to trustee agencies responsible for natural resources affected by the proposed Overall Development. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to the agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the proposed Overall Development. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the proposed Overall Development.

### **Overall Development Location**

The Overall Development is located in the northern portion of unincorporated Los Angeles County, in the western portion of the Antelope Valley. The applicant, Silverado Power, proposes to develop six solar generating facilities at six site locations throughout western Antelope Valley. These six sites together would include development of approximately 747.1 acres and would produce 172 megawatts (MW) of solar power in total. The Overall Development is primarily located on fallow unproductive farmland. The area where these sites are located is rural land west of the State Highway 14.

### **Overall Development Description**

Silverado Power, LLC (Silverado Power) is a utility scale solar photovoltaic (PV) developer proposing the development of six solar PV sites (referred to as the Overall Development) addressed in this EIR. The Overall Development is located in an area of the western Antelope Valley that was historically used for agricultural activities. Production and economic constraints led to the cessation of agricultural activities in the area, resulting in disturbed and vacant land. Silverado Power has located six SGFs on disturbed and vacant land throughout the western Antelope Valley.

The Overall Development proposes to increase electricity generated from renewable technology by generating 172 MW of electrical energy from the sun. Recent legislation enacted in California encourages the development of renewable energy resources to reduce reliance on fossil fuels, diversify energy portfolios, reduce greenhouse gas emissions, and assist creation of "green" jobs within the state of California.

The Overall Development proposes to assist California in meeting the newly established Renewable Energy Portfolio Standards (RPS). Senate Bill 14 established RPS targets for California, stating, "all retail sellers of electricity shall serve 33 percent of their load with renewable energy by 2020." State government agencies have been directed to take all appropriate actions to implement this target in all regulatory proceedings, including siting, permitting, and procurement for renewable energy power plants and transmission lines. The six sites qualify as an eligible renewable energy resource as defined by the California Public Resources Code.

The Overall Development proposes siting to limit impacts to the environment and the local community by:

- Using disturbed land or land that has been previously degraded from prior use
- Using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where possible to reduce the need for new electrical support facilities
- Limiting impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land uses
- Limiting water use

Silverado Power has acquired rights to the real properties and filed zoning applications with the County of Los Angeles for the six solar sites. Environmental studies, Overall Development siting and planning, and interconnection agreements have been ongoing since 2010. The lead agency for this document is the County of Los Angeles. Silverado Power has held several meetings in the Antelope Valley area to inform the public about all aspects of the Overall Development. The Overall Development proposes delivering power to the Southern California Edison (SCE) electrical grid beginning in late 2013. The SGFs would be constructed in phases, followed by commercial operation for an estimated 35 years.

Each of the six SGFs would be designed and built using the same or similar method. The Overall Development would employ a series of photovoltaic (PV) module arrays to convert sunlight into electrical energy without the use of heat transfer fluid or cooling water. The facilities would deliver the electrical output to the existing regional transmission system.

The PV modules would convert sunlight into low-voltage direct current (DC) power, which is subsequently transformed by an inverter into alternating current (AC) power. The PV modules are made of a semiconductor material through which electrons flow to convert light (photons) to electricity (voltage).

Each SGF would consist of the following elements:

- PV modules
- PV 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
- Access roads and chain link perimeter security fencing

A regional Operations and Maintenance (O&M) facility to serve all six SGFs would be located in an existing permitted space within Los Angeles County. Each SGF requires a CUP from Los Angeles County for the construction and operation of the SGF.

**Environmental Checklist Form (Initial Study)**  
**County of Los Angeles, Department of Regional Planning**



**Overall Development title:** Silverado Power West Los Angeles County ENV No 201100109; Project 1: North Lancaster Ranch, Project No. R2011-00833, CUP No. 201100079; Project 2: Western Antelope Blue Sky Ranch, Project No. R2011-00798, CUP No. 201100070; Project 3: American Solar, Project No. R2011-00799, CUP No. 201100071; Project 4: Antelope Solar Greenworks, Project No. R2011-00807, CUP No. 201100076; Project 5: Silver Sun Greenworks, Project No. R2011-00801, CUP No. 201100072; Project 6: Lancaster WAD, Project No. R2011-00805, CUP No. 201100074.

**Lead agency name and address:** Los Angeles County Department of Regional Planning  
320 W Temple St., Los Angeles, CA 90012

**Contact Person and phone number:** Carolina Blengini, 213-974-1522

**Overall Development's sponsor's name and address:** Silverado Power, LLC – 44 Montgomery Street,  
Ste. 3065, San Francisco, CA 94104

**Overall Development locations:** Project 1: 105<sup>th</sup> Street West & West Avenue B, Lancaster, CA, APN 3262-001-006; Project 2: 110<sup>th</sup> Street West & West Avenue K, Lancaster, CA, APN 3267-015-001; Project 3: 70<sup>th</sup> Street West & West Avenue G, Lancaster, CA, APN 3268-018-035, 3268-018-002, 3268-018-036; Project 4: 97<sup>th</sup> Street West & West Avenue I, Lancaster, CA, APNs 3218-002-018, 3218-002-023, 3203-002-015, 3203-002-017, 3218-001-002, 3218-001-003, 3218-001-004, 3203-002-011, 3203-002-012, 3203-002-013, 3203-002-014, 3219-019-011; Project 5: 120<sup>th</sup> Street West & West Avenue I, Lancaster, CA, APN 3267-003-001; Project 6: 35<sup>th</sup> Street West & West Avenue D, Lancaster, CA, APN 3115-010-004.  
USGS Quads: Little Buttes, Del Sur and Rosamond

**Gross Acreage:** Project 1: 80 acres, Project 2: 157 acres, Project 3: 135.61 acres, Project 4: 256 acres,  
Project 5: 80 acres, Project 6: 38.49 acres.

**General plan designation:** The Antelope Valley Areawide General Plan designates the locations of  
Projects 1 – 6 as "N1 – Non-Urban 1" uses.

**Community/Area Wide Plan Designation:** The Antelope Valley Areawide General Plan designates the  
locations of Projects 1 – 6 N1 (Non-Urban 1 – 0.5 du/acre)

**Zoning:** Project 1: A-1-2 (Light Agriculture – two acres minimum lot size); Project 2: A-2-5 (Heavy  
Agriculture – five acres minimum lot size); Project 3: A-2-2 (Heavy Agriculture – two acres minimum lot  
size); Project 4: A-2-2 (Heavy Agriculture – two acres minimum lot size); Project 5: A-2-5 (Heavy  
Agricultural – 5 acre minimum lot size); Project 6: D-2-2 (Desert-Mountain – two acres minimum lot size)

**Description of Overall Development:** Silverado Power, LLC (the "Applicant") proposes to develop six  
solar photovoltaic generating facilities (SGFs) in the northern portion of unincorporated Los Angeles  
County. These six facilities will collectively cover 747.1 acres of fallowed and mostly disturbed agricultural  
land, and will generate 172 megawatts (MW) of electricity. For the purpose of this Initial Study, the terms  
"Projects 1 – 6" and "Overall Development" will refer to Projects 1, 2, 3, 4, 5 and 6 and their associated

generation tie lines. A list of corresponding project names and project numbers are located in the Project Description.

The Overall Development will consist of construction and operation of the six SGFs. The SGFs will be constructed in phases and each project will be operated for an estimated 35 years. The six SGFs will be designed and built in the same or similar method and will have similar project characteristics. The SGFs will utilize PV technology on fixed-tilt or tracker mounting supports. The SGF design includes a dedicated 10,000-gallon fire water storage tank to be installed and maintained at Projects 1 – 6 in compliance with LA County Fire Department Regulation 19 and other applicable Fire Department water tank specifications. A regional Operations and Maintenance (O&M) facility will serve all six SGFs and will be located in an existing permitted space within Los Angeles County.

The purpose of the Overall Development is to generate 172 MW of clean, renewable, electric energy, using solar PV technology, and to deliver the electric output, on a wholesale basis, to utility providers. The SGFs will meet the increasing demand for electricity generated from renewable technology in support of recent legislation enacted in California recognizing the multiple benefits associated with the development of renewable energy resources. These SGFs will lead to reduced reliance on fossil fuel sources, diversification of energy portfolios, reduction in greenhouse gas emissions, and the creation of “green” jobs within the state of California.

The Applicant is requesting a Conditional Use Permit (CUP) for each of the six projects to allow for the construction and operation of the SGFs. Additionally, the Applicant is requesting a zone change from Zone A-1 to A-2 on Project 1 to allow for the construction and operation of the SGF, pursuant to the issuance of a CUP.

Surrounding land uses and setting: Projects 1 – 6 are located in an area of the Antelope Valley that had primarily been used for farming in previous years. However, diminished water supplies from extended ground water pumping have caused many farms to cease operation. The majority of the land for the six projects was utilized for farming although all of the lands are now considered disturbed or unproductive agricultural land.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
R2010-00808	Antelope Valley Solar/Renewable Resources Group – 650 MW/5175 acres – Approved October 19, 2011
R2008-00878	Antelope Solar 2/Recurrent Energy – 10 MW/80 acres – early environmental review
R2010-00256	Wildflower Green Energy Farm/Element Power – 300 MW/3708 acres – Notice of Preparation
R2010-00911	Antelope Solar 1/Recurrent Energy – 10 MW/111 acres – early environmental review
R2011-00408	Blue Sky Wind Energy Project/Next Era – 225 MW/7500 acres – Notice of Preparation
R2011-00377	Antelope Solar Farm/Sun Edison – 20 MW/320 acres – early