

## KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

## Planning Commission

## STAFF REPORT

Date: February 28, 2018

FILE: GPA #9, Map #152; GPA #1, Map #152-28;  
ZCC #11, Map #152; and various others  
S.D.: #2 - Scrivner

**TITLE:** (a) General Plan Amendment Case No. 9, Map No. 152; General Plan Amendment Case No. 1, Map No. 152-28; (b) Amendment of Zoning Map No. 152, Zone Change Case No. 11; Amendment of Zoning Map No. 152, Zone Change Case No. 12; Amendment of Zoning Map No. 152, Zone Change Case No. 13; Amendment of Zoning Map No. 152-28, Zone Change Case No. 1; (c) Conditional Use Permit Case No. 23, Map No. 152; Conditional Use Permit Case No. 24, Map No. 152; Conditional Use Permit Case No. 25, Map No. 152; Conditional Use Permit Case No. 26, Map No. 152; Conditional Use Permit Case No. 3, Map No. 152-28

**PROPOSAL:** (a) Two amendments to the Circulation Element of the Kern County General Plan to eliminate road reservations along section and midsection lines in Sections 23, 28, 31, 32, 33, 34, and 45, T31SR, R37E, MDB&M in Zone Maps 152 and 152-28; (b) Four changes in zone classifications from A-1 (Limited Agriculture) to A (Exclusive Agriculture), on 265.3 acres; from A-1 MH (Limited Agriculture - Mobilehome Combining) to A (Exclusive Agriculture), on approximately 81 acres; from PL RS MH (Platted Lands - Residential Suburban Combining - Mobilehome Combining) to A (Exclusive Agriculture), on approximately 81 acres within Zone Map 152; and from E (20) RS (Estate - 20 acres - Residential Suburban Combining) to A (Exclusive Agriculture), on approximately 81 acres within Zone Map 152-28 or more restrictive districts; (c) Five Conditional Use Permits to allow for construction and operation of a 500-megawatts (MW) solar photovoltaic (PV) electrical generating facility (Section 19.12.030.G) in an A (Exclusive Agriculture) District. The project would be supported by a 230 kilovolt (kV) gen-tie electrical transmission line(s) originating from one or more on-site substation(s) and/or switchyard(s) and terminating at the Los Angeles Department of Water and Power (LADWP), Barren Ridge Substation. The project's permanent facilities would include: service roads, a power collection system, communication cables, overhead and underground transmission lines, electrical switchyards, project substations, and operations and maintenance facilities

**APPLICANT:** Eland 1 Solar Project by 68SF 8me, LLC (PP18211)

**PROJECT SIZE:** 2,657.7 acres

**LOCATION:** South of Munsey Road, east and west of Neuralia Road, east of State Route (SR) 14, north and south of Phillips Road, in the unincorporated Kern County, southeast of the unincorporated community of Cantil, and immediately north of California City

**SURROUNDING LAND USE/ZONING/GENERAL PLAN DESIGNATION:** *Site 1:* North - Undeveloped land/A/8.5 (Resource Management); East - Undeveloped land/PL RS (Platted Lands - Residential Suburban Combining), PL RS FPS (Platted Lands - Residential Suburban Combining - Floodplain Secondary Combining) and RF (Recreation-Forestry)/1.1 (State and Federal Land)/8.5/2.5 (Resource Management - Flood Hazard); South - Undeveloped land/A, A FP

(Exclusive Agriculture - Floodplain Combining), and A FPS (Exclusive Agriculture - Floodplain Secondary Combining)/8.5; West - Undeveloped land/A, PL RS MH/8.5; **Site 2:** North - Undeveloped land/A and A GH (Exclusive Agriculture - Geologic Hazard Combining)/8.5; East - Undeveloped land/A FP/8.5; South - Undeveloped land (California City)/1.2 (Incorporated City); West - Undeveloped land/A, A GH, and PL RS MH/8.5/2.1 (Resource Management - Seismic Hazard); **Site 3:** North - Undeveloped land and sparse residential area/PL RS/8.5; East - Undeveloped land/A/8.5; South - Undeveloped land/PL RS MH/8.5; West - Undeveloped land/A-1 and A-1 MH/4.2 (Rural Community); **Site 4:** North - Undeveloped land/A, A-1 MH, and PL RS/4.2/8.5; East - Undeveloped land/A-1 and A-1 MH/4.2; South - Undeveloped land (California City)/1.2; West - Undeveloped land/A/8.5

**PROJECT ANALYSIS:** The public review of the circulated Draft Supplemental Environmental Impact Report prepared for this project concluded on January 22, 2019. At this time, Staff is in the process of preparing the required Response to Comments pursuant to CEQA, Sections 15088. As such, Staff is recommending the proposed project be continued to March 14, 2019, to allow adequate time for Staff to prepare the Response to Comments document.

**CEQA ACTION:** Environmental Review: Environmental Impact Report

**DEPARTMENT RECOMMENDATION:** Continue to March 14, 2019

CMM:CER:sc

Attachments

# Maps



GPA 9, Map152; GPA 1, Map152-28; ZCC 11, 12, 13, Map152; ZCC 1, Map 152-28; CUP 23, 24, 25, 26, Map152; CUP 3, Map 152-28

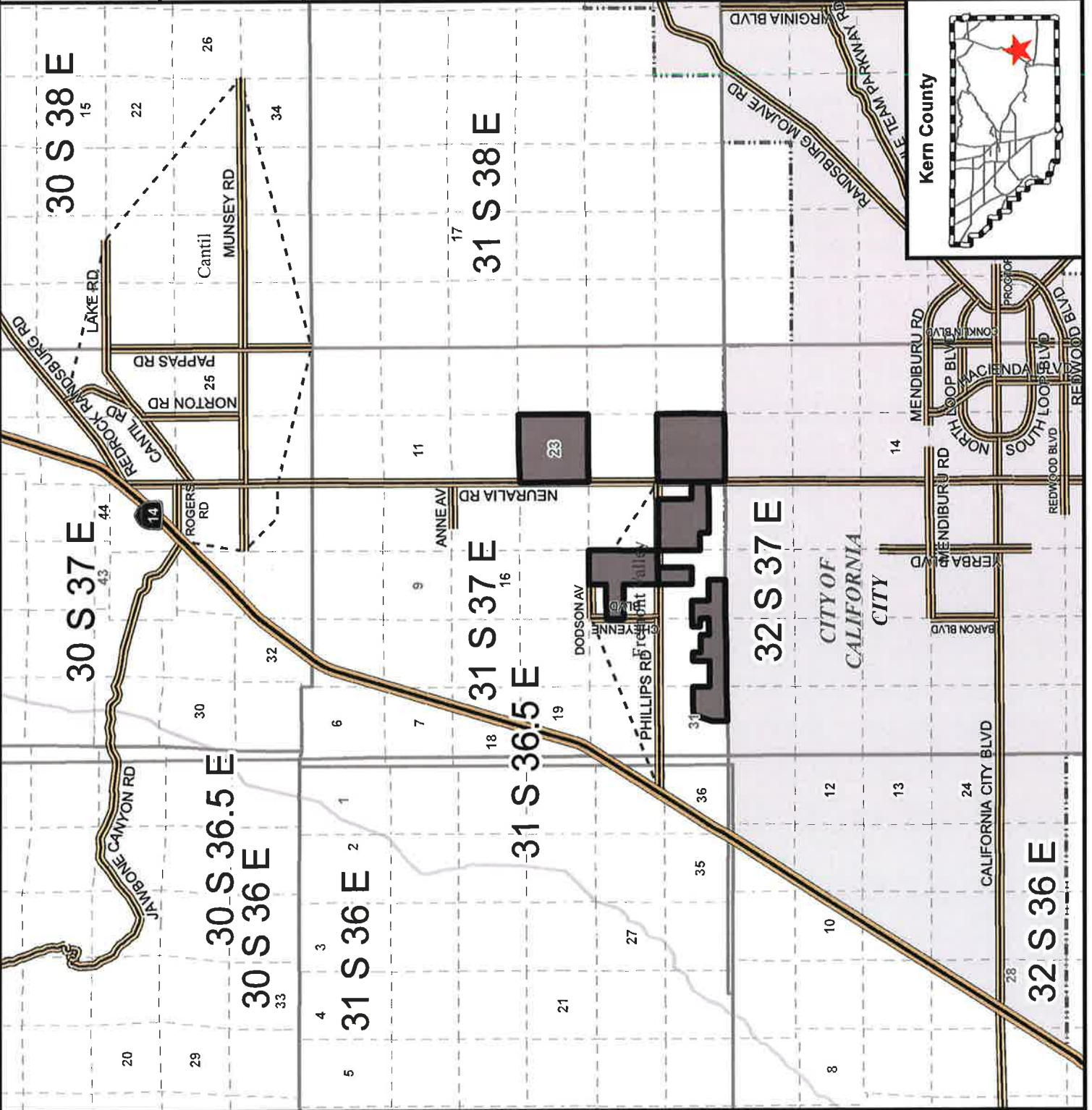
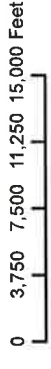
### Figure 1 - Vicinity Map

Eland 1 Solar Project  
by 68 SF 8me LLC

- Proposed Project
- STATE HWY
- Arterials
- Kern County Boundary
- Township/Range
- Sections
- Water Courses
- City Limits

APN: Multiple 1/14/19

Sec. 23, 28, 31, 32,  
33, 34 & 45 - T31S/R37E



**GPA 9, Map 152;**  
**ZCC 11, 12, 13, Map 152;**  
**ZCC 1, Map 152-28;**  
**CUP 23, 24, 25, 26, Map 152;**  
**CUP 3, Map 152-28**

**Figure 2 - Existing  
 General Plan  
 Designations**  
 Eland 1 Solar Project  
 by 68 SF 8me LLC

- Proposed Project
- STATE HWY
- Arterials
- Collectors
- Kern County Boundary
- Township/Range
- Sections
- City Limits
- Specific Plans

- 4.2 - Interim Rural Community Plan
- GENERAL PLAN BOUNDARIES**
- 1.1 - STATE AND FEDERAL
- 1.2 - INCORPORATED CITIES
- 4.2 - INTERIM RURAL COMMUNITY PLAN
- 8.1 - INTENSIVE AGRICULTURE (MIN. 20-ACRE PARCEL SIZE)
- 8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)

- SPECIFIC PLAN DESIGNATIONS**
- 5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
- 5.6 - MINIMUM 2.5 GROSS ACRES/UNIT
- 5.8 - MINIMUM 20 GROSS ACRES/UNIT
- HAZARD DESIGNATIONS**
- 2.5 - Flood Hazard
- 2.1 - Seismic Hazard

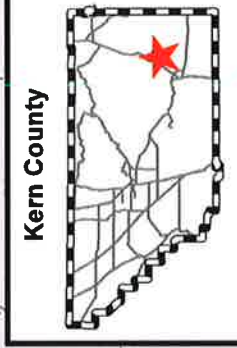
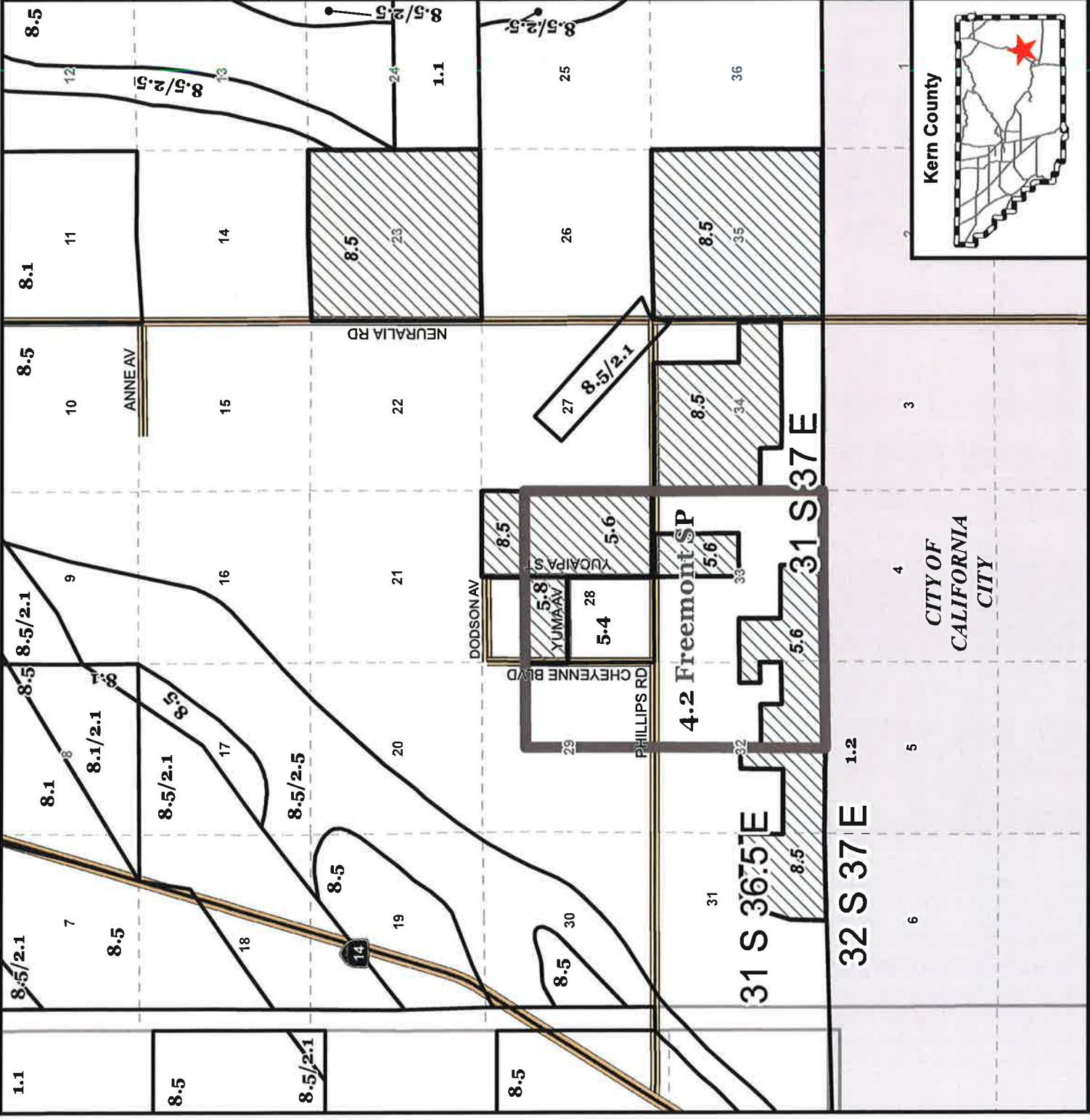
APN: Multiple 1/14/19

Sec. 23, 28, 31, 32,  
 33, 34 & 45 - T31S/R37E

0 1,500 3,000 4,500 6,000 Feet



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Kern County

CITY OF  
 CALIFORNIA  
 CITY



GPA 9, Map152;GPA 1,  
Map152-28; ZCC 11, 12, 13,  
Map152; ZCC 1, Map 152-28;  
CUP 23, 24, 25, 26, Map152;  
CUP 3, Map 152-28

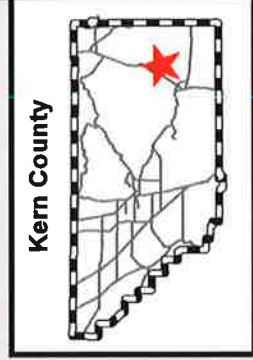
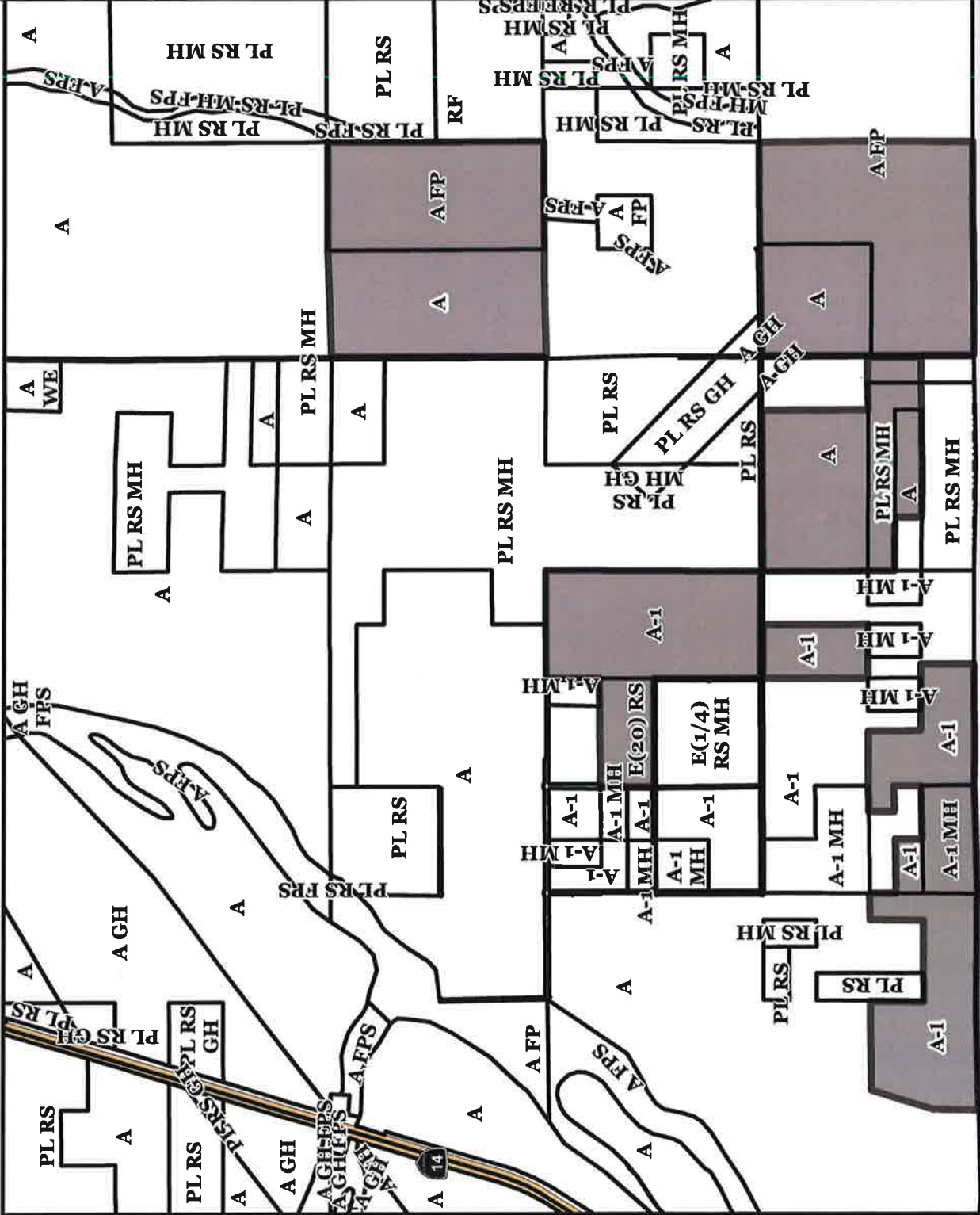
### Figure 3 - Existing Zone Classifications

Eland 1 Solar Project  
by 68 SF 8me LLC

- Project Proponent
  - STATE HWY
  - Kern County Boundary
  - City Limits
- KERN COUNTY ZONING DESIGNATIONS**
- A - Exclusive Agriculture
  - A-1 - Limited Agriculture
  - E(1/4) - Estate (.25 acre)
  - E(20) - Estate (20 acres)
  - PL - Platted Lands
  - RF - Recreation Forestry
  - FP - Floodplain Combining
  - FPS - Floodplain Secondary Combining
  - GH - Geologic Hazard Combining
  - MH - Mobilehome Combining
  - RS - Residential Suburban Combining
  - WE - Wind Energy Combining
  - FPS - Floodplain Secondary Combining
  - GH - Geologic Hazard Combining
  - MH - Mobilehome Combining
  - FPS - Floodplain Secondary Combining
  - GH - Geologic Hazard Combining

APN: Multiple 1/14/19

Sec. 23, 28, 31, 32,  
33, 34 & 45 - T31S/R37E

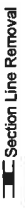






**CITY OF  
CALIFORNIA  
CITY**

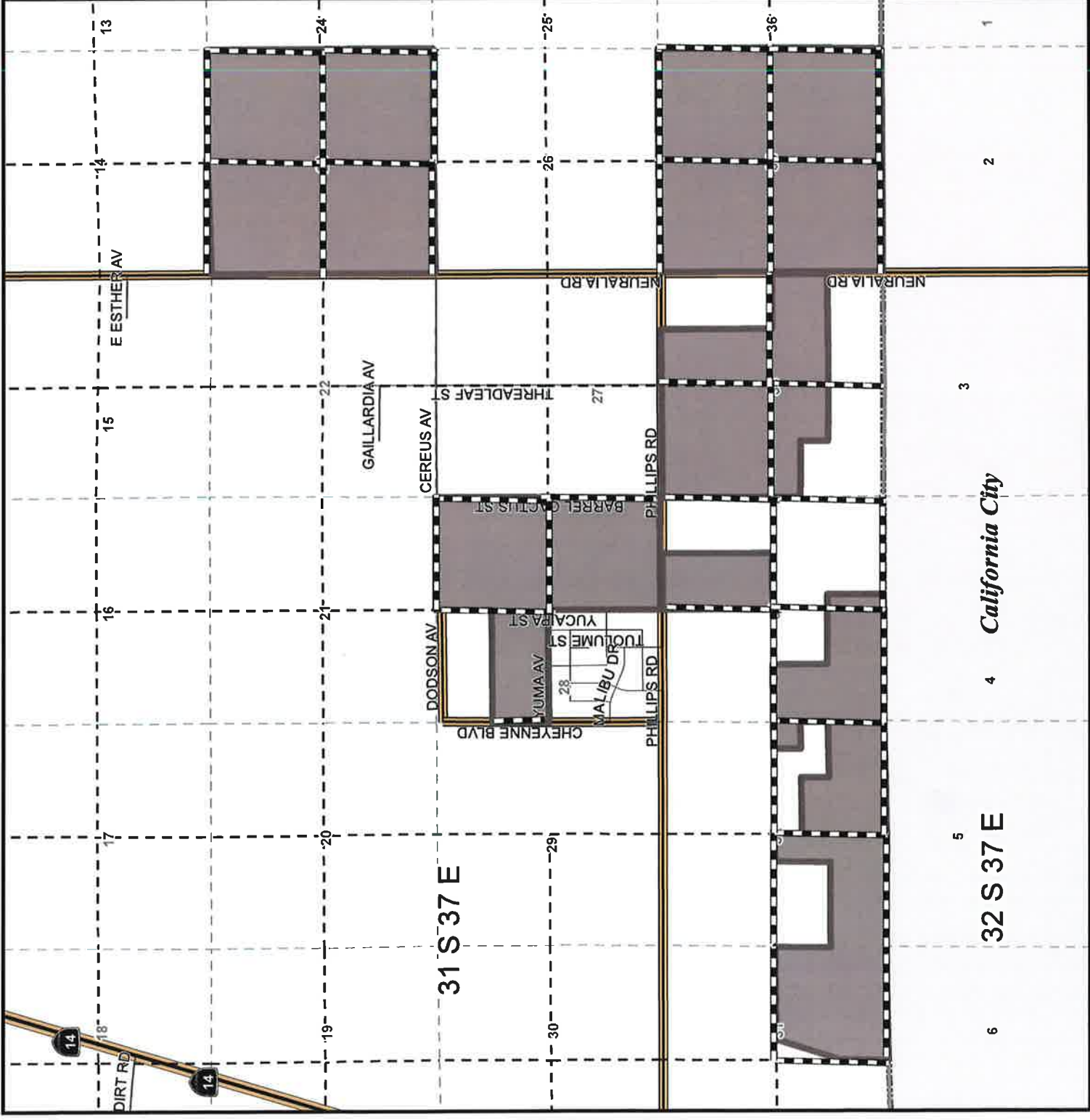
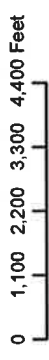
GPA 9, Map152;GPA 1,  
Map152-28; ZCC 11, 12, 13,  
Map152; ZCC 1, Map 152-28;  
CUP 23, 24, 25, 26, Map152;  
CUP 3, Map 152-28

# Figure 4 - Proposed Circulation Amendment

Eland 1 Solar Project  
by 68 SF 8me LLC

 Section Line Removal  
 Site  
 Township/Range  
 Sections  
 City Limits

Sec. 23, 28, 31, 32,  
33, 34 & 45 - T31S/R37E  
1/28/19



California City



GPA 9, Map152;GPA 1, Map152-28; ZCC 11, 12, 13, Map152; ZCC 1, Map 152-28; CUP 23, 24, 25, 26, Map152; CUP 3, Map 152-28

## Figure 5 - Proposed Zone Classifications

Eland 1 Solar Project by 68 SF 8me LLC

Proposed Project  
 STATE HWY  
 Kern County Boundary  
 Township/Range  
 Sections  
 City Limits

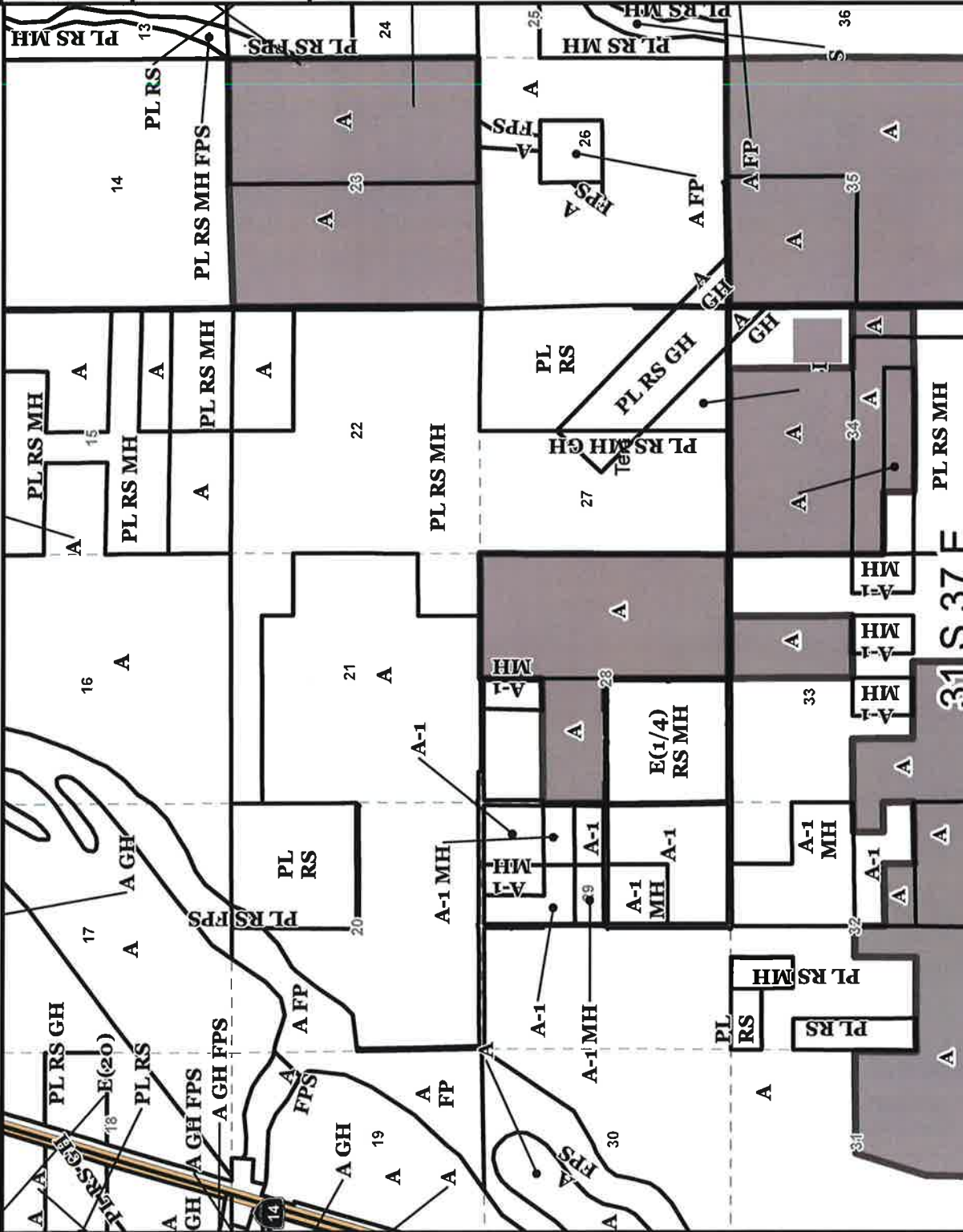
**KERN COUNTY ZONING DESIGNATIONS**

- A - Exclusive Agriculture
- A-1 - Limited Agriculture
- E(1/4) - Estate (25 acre)
- E(20) - Estate (20 acres)
- PL - Platted Lands
- RF - Recreation Forestry
- FP - Floodplain Combining
- FPS - Floodplain Secondary Combining
- GH - Geologic Hazard Combining
- MH - Mobilehome Combining
- RS - Residential Suburban Combining
- FPS - Floodplain Secondary Combining
- GH - Geologic Hazard Combining
- MH - Mobilehome Combining
- FPS - Floodplain Secondary Combining
- GH - Geologic Hazard Combining

APN: Multiple 1/16/19  
 Sec. 23, 28, 31, 32, 33, 34 & 45 - T31S/R37E

0 1,100 2,200 3,300 4,400 Feet

Kern County Planning & Natural Resources Department



3  
 5  
 6

32 S 37 E  
 31 S 37 E

CITY OF CALIFORNIA  
 CITY

Kern County

**LEGEND**

54 MODULE TRACKER ROW

50 MODULE TRACKER ROW

DISTRIBUTED ENERGY STORAGE (DES)  
INVERTER (DI) MV TRANSFORMER

FENCE

Project Area

EASEMENT

20' ACCESS ROAD

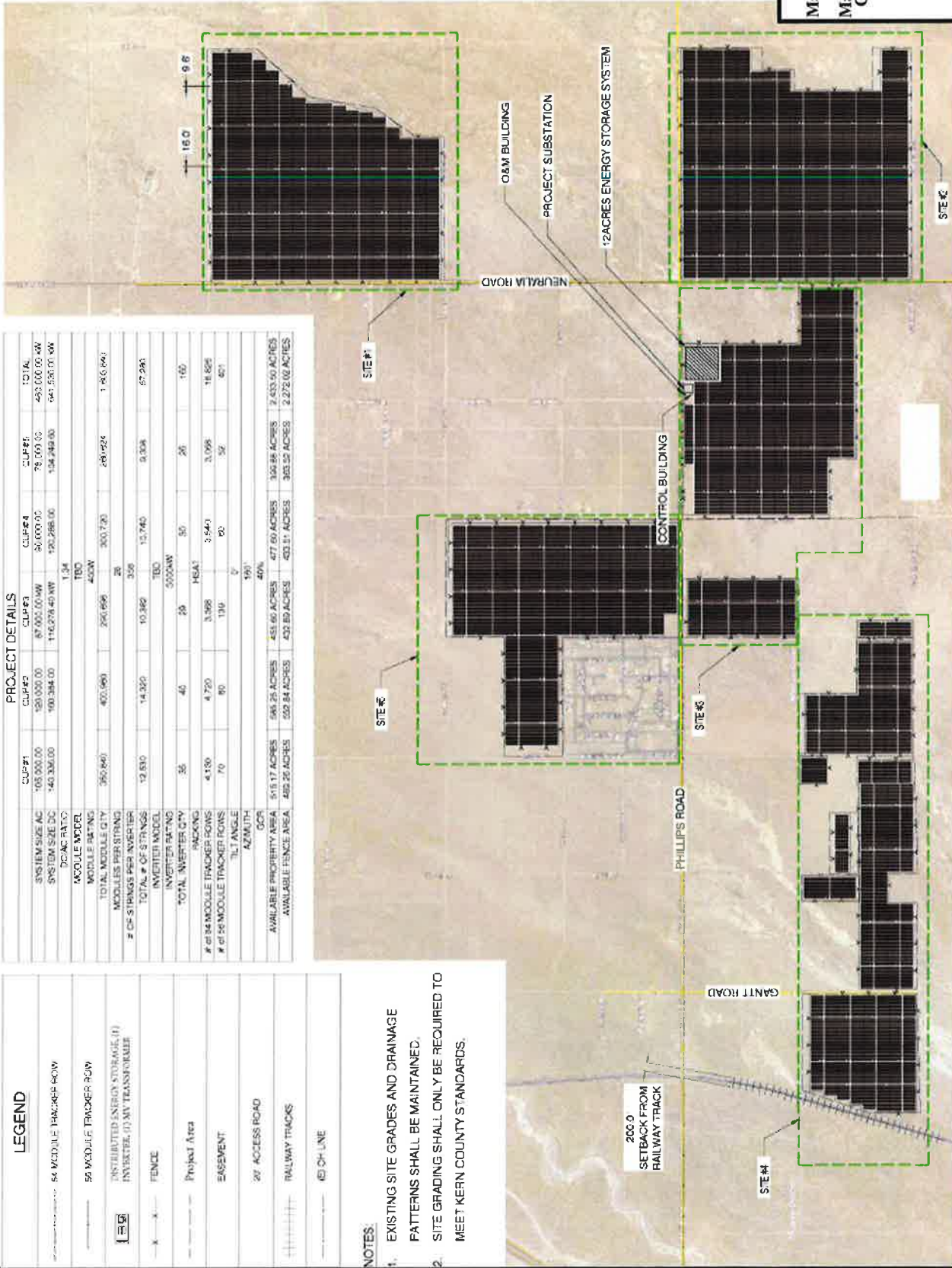
RAILWAY TRACKS

OH LINE

**NOTES:**

- EXISTING SITE GRADES AND DRAINAGE PATTERNS SHALL BE MAINTAINED.
- SITE GRADING SHALL ONLY BE REQUIRED TO MEET KERN COUNTY STANDARDS.

PROJECT DETAILS									
	CUP#1	CUP#2	CUP#3	CUP#4	CUP#5	TOTAL			
SYSTEM SIZE AC	160,000.00	180,000.00	87,000.00 MW	50,000.00	79,000.00	453,000.00 MW			
SYSTEM SIZE DC	140,300.00	160,300.00	110,076.40 MW	190,288.00	104,849.00	545,813.40 MW			
DC:AC RATIO	1.34								
MODULE MODEL	TBO								
MODULE RATING	400W								
TOTAL MODULE QTY	390,840	402,000	210,696	300,720	281,224	1,685,480			
MODULES PER STRING	20								
# OF STRINGS PER INVERTER	306								
TOTAL # OF STRINGS	12,630	14,320	10,382	15,740	9,308	62,380			
INVERTER MODEL	5000kW								
TOTAL INVERTERS QTY	35	40	29	50	26	180			
# OF INVERTER TRACKER ROWS	4,180	4,720	3,468	3,540	3,098	18,906			
# OF 50 MODULE TRACKER ROWS	70	80	130	90	52	422			
TILT ANGLE	19°								
AZIMUTH	40%								
DCR									
AVAILABLE PROPERTY AREA	515.17 ACRES	585.25 ACRES	453.60 ACRES	477.60 ACRES	300.86 ACRES	2,433.50 ACRES			
AVAILABLE FENCE AREA	482.26 ACRES	559.84 ACRES	432.89 ACRES	433.51 ACRES	303.52 ACRES	2,272.02 ACRES			



GPA 9, Map 152; GPA 1, Map 152-28; ZCC 11, Map 152; ZCC 12, Map 152; ZCC 1, Map 152-28; ZCC 13, Map 152; CUP 23, 24, 25, 26, Map 152; CUP 3, Map 152-28.

**Site Plan**  
Eland 1 Solar Project  
By 68SF 8me LLC

