

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Board of Supervisors

STAFF REPORT

Date: March 26, 2019

FILE: GPA #9, 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, on approximately 81 acres; from PL RS MH (Platted Lands - Residential Suburban Combining - Mobilehome Combining) to A, on approximately 81 acres within Zone Map 152; and from E (20) RS (Estate - 20 acres - Residential Suburban Combining) to A, on approximately 81 acres within Zone Map 152-28 or more restrictive districts; (c) Five Conditional Use Permits (CUPs 23 thru 26, Map 152 and CUP 3, Map 152-28) 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: 2,652.7 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 – Largely undeveloped land/A (Exclusive Agriculture)/8.5 (Resource Management); East – Largely 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 – Largely undeveloped land/A, A FP (Exclusive Agriculture - Floodplain Combining), and A FPS (Exclusive Agriculture - Floodplain Secondary Combining)/8.5; West – Largely undeveloped land/A and PL RS MH/8.5; *Site 2:* North – Largely undeveloped land/A and

A GH (Exclusive Agriculture - Geologic Hazard Combining)/8.5; East – Largely undeveloped land/A FP/8.5; South – Largely undeveloped land/California City/1.2 (Incorporated City); West – Largely undeveloped land/A, A GH (Exclusive Agriculture - Geologic Hazard Combining), and PL RS MH (Platted Lands - Residential Suburban Combining - Mobilehome Combining)/8.5/2.1 (Resource Management - Seismic Hazard); **Site 3:** North – Largely undeveloped land and sparse residential dwellings/PL RS/8.5; East – Largely undeveloped land/A/8.5; South – Largely undeveloped land/PL RS MH/8.5; West – Largely undeveloped land/A-1 (Limited Agriculture) and A-1 MH (Limited Agriculture - Mobilehome Combining)/4.2 (Rural Community); **Site 4:** North – Largely undeveloped land/A, A-1 MH, and PL RS/4.2/8.5; East – Largely undeveloped land/A-1 and A-1 MH/4.2; South – Largely undeveloped land/California City/1.2; West – Largely undeveloped land/A/8.5

PROJECT ANALYSIS: This case was originally scheduled to be considered by the Planning Commission on February 28, 2019. However, Staff was in the process of preparing the required Response to Comments pursuant to CEQA, Sections 15088. Consequently, the project was continued until the March 14, 2019, Planning Commission hearing.

The project before your Board was originally scheduled for today’s hearing to meet one of the four 2019 General Plan Windows in accordance with State law. Subsequently, Staff is recommending the project be continued to the April 9, 2019, hearing to allow for adequate time for the Planning Commission to consider and make a recommendation to your Board.

CEQA ACTION: Environmental Review: Supplemental Environmental Impact Report

DEPARTMENT RECOMMENDATION: Continue to April 9, 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

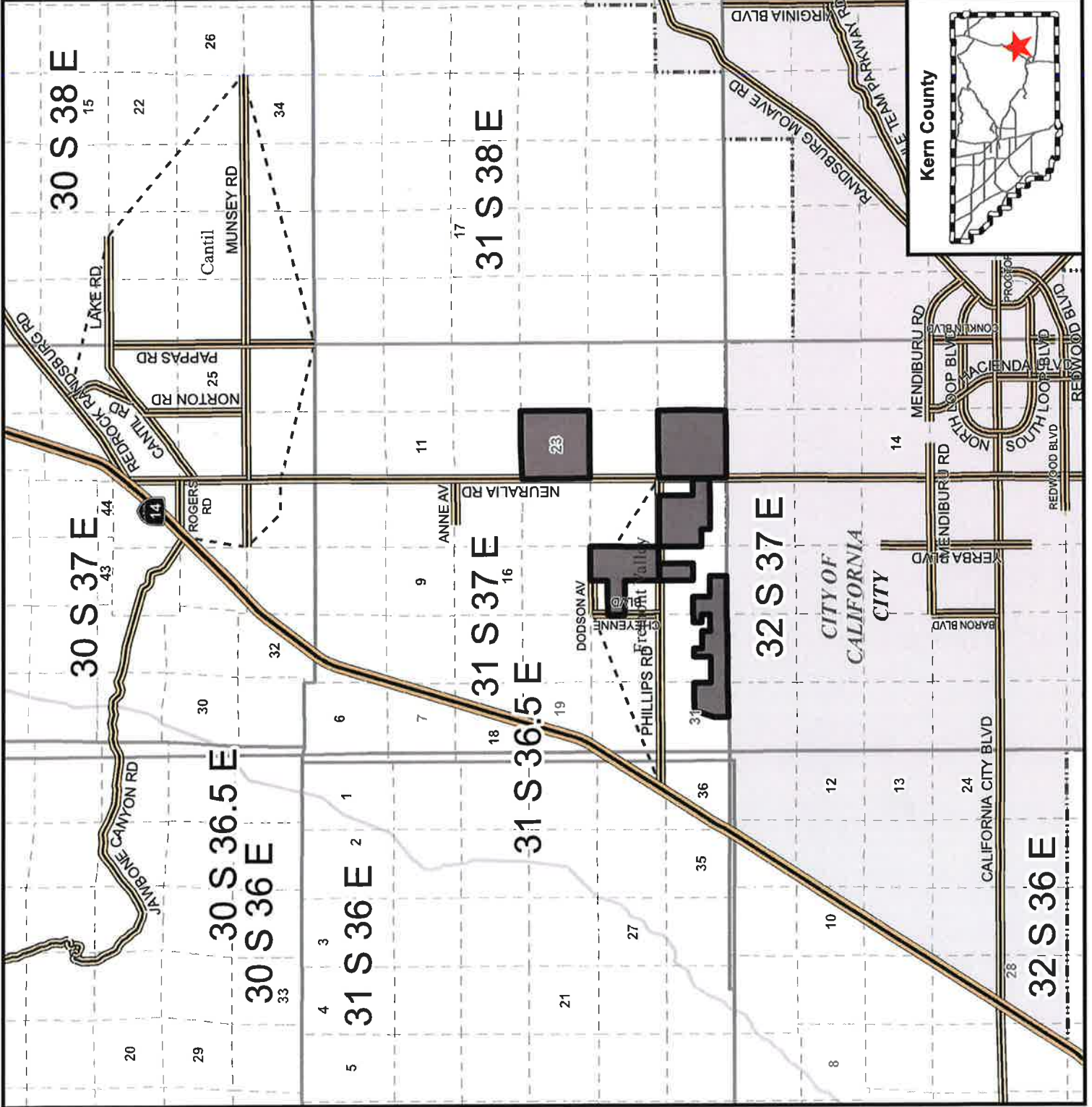
APN: Multiple 1/14/19

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

0 3,750 7,500 11,250 15,000 Feet



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**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)

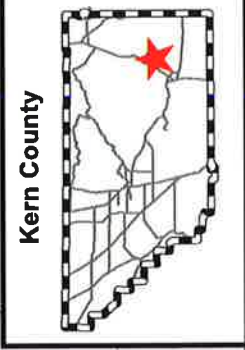
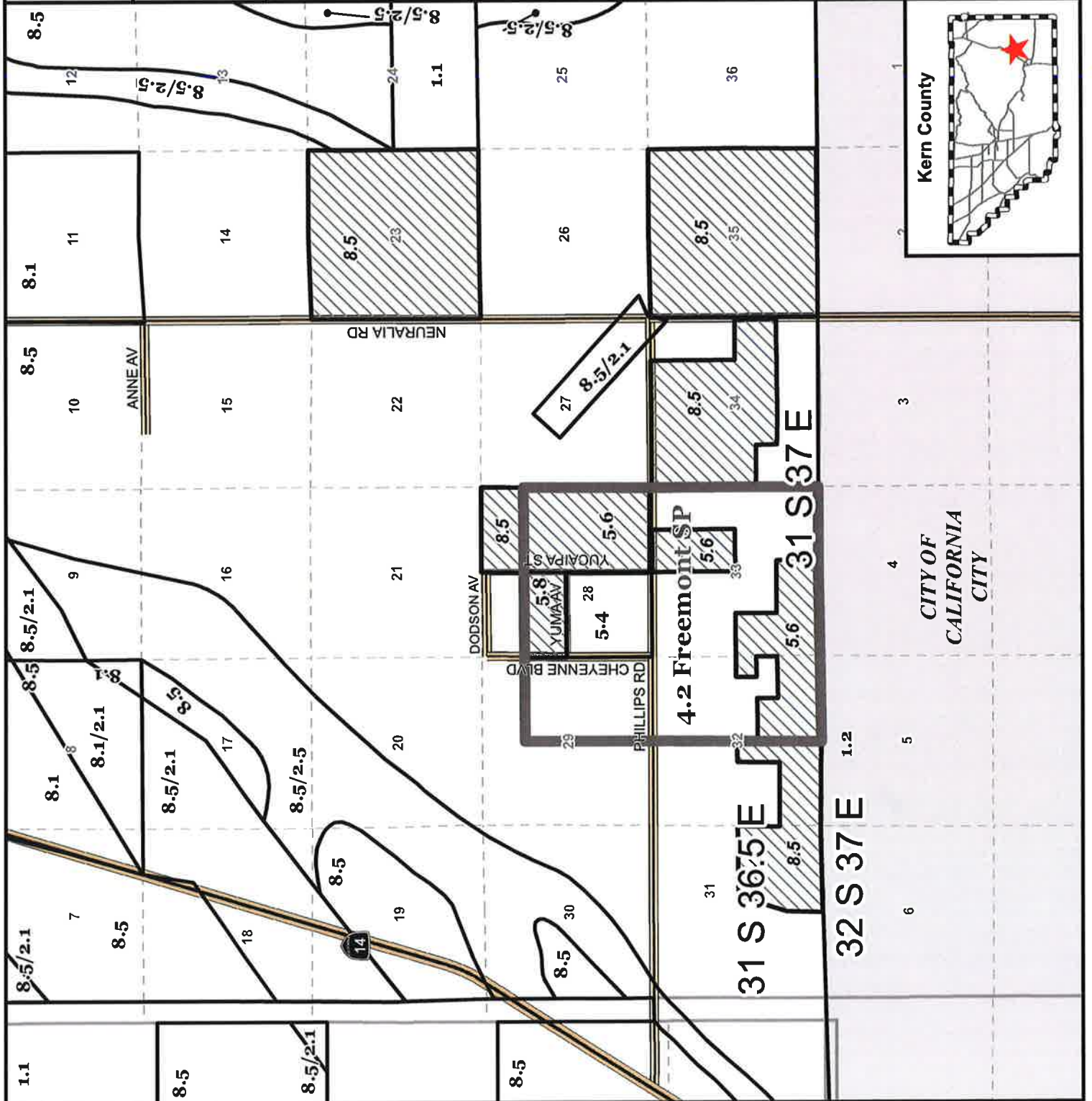
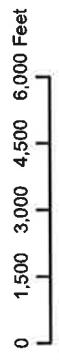
- SPECIFIC PLAN DESIGNATIONS**
- 5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
- 5.6 - MINIMUM 2.5 GROSS ACRES/UNIT
- 5.8 - MINIMUM 20 GROSS ACRES/UNIT

- 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



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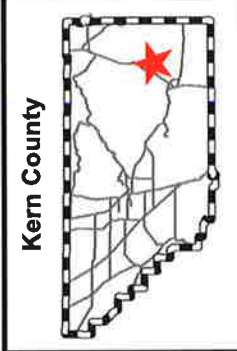
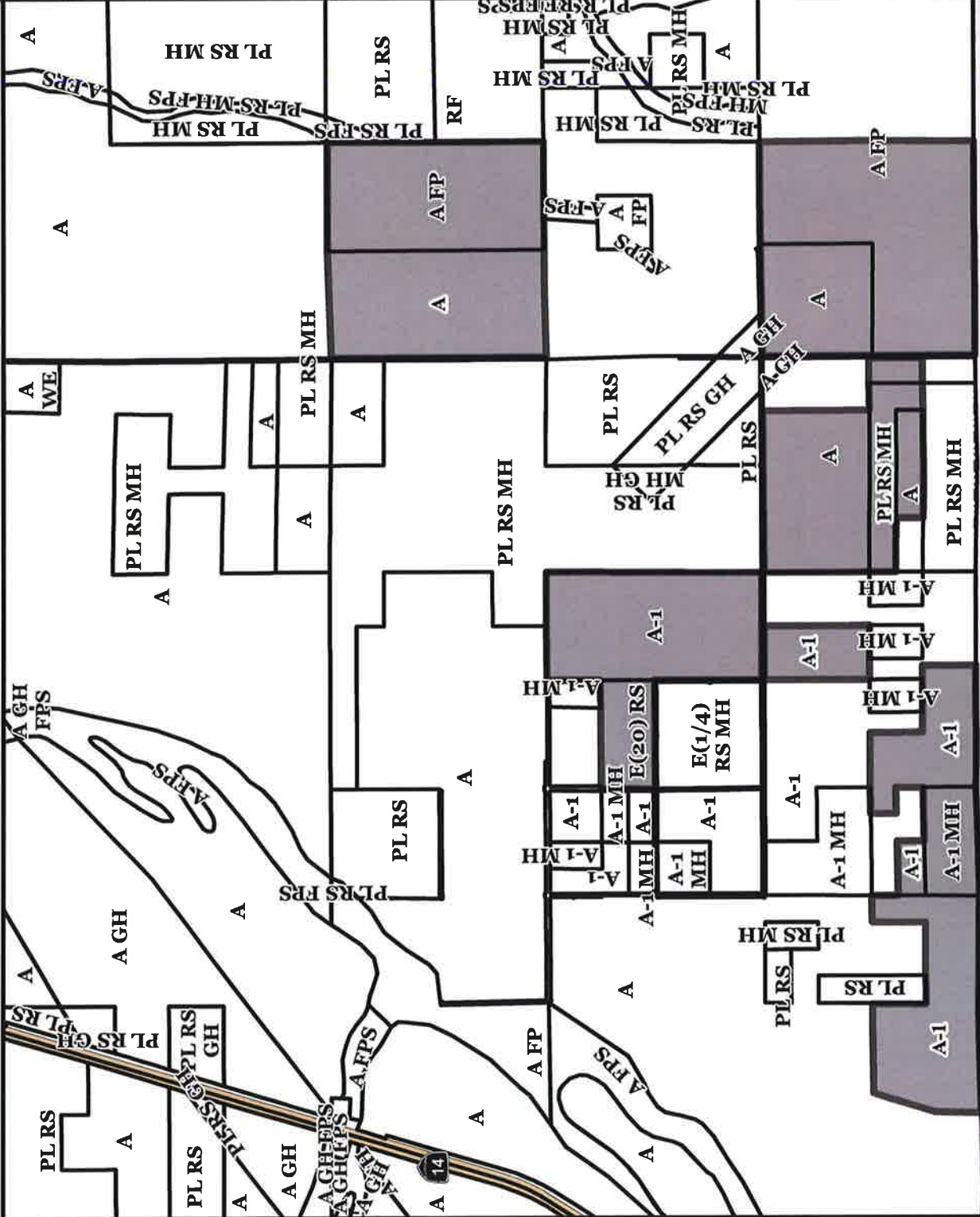
8.5/2.1

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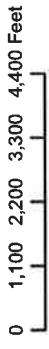
GPA 9, Map152;GPA 1,
Map152-28; ZCC 11, 12, 13,
Map152; ZCC 1, Map 152-28;
CUP 23, 24, 25, 26, Map152;
CUP 3, Map 152-28

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



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



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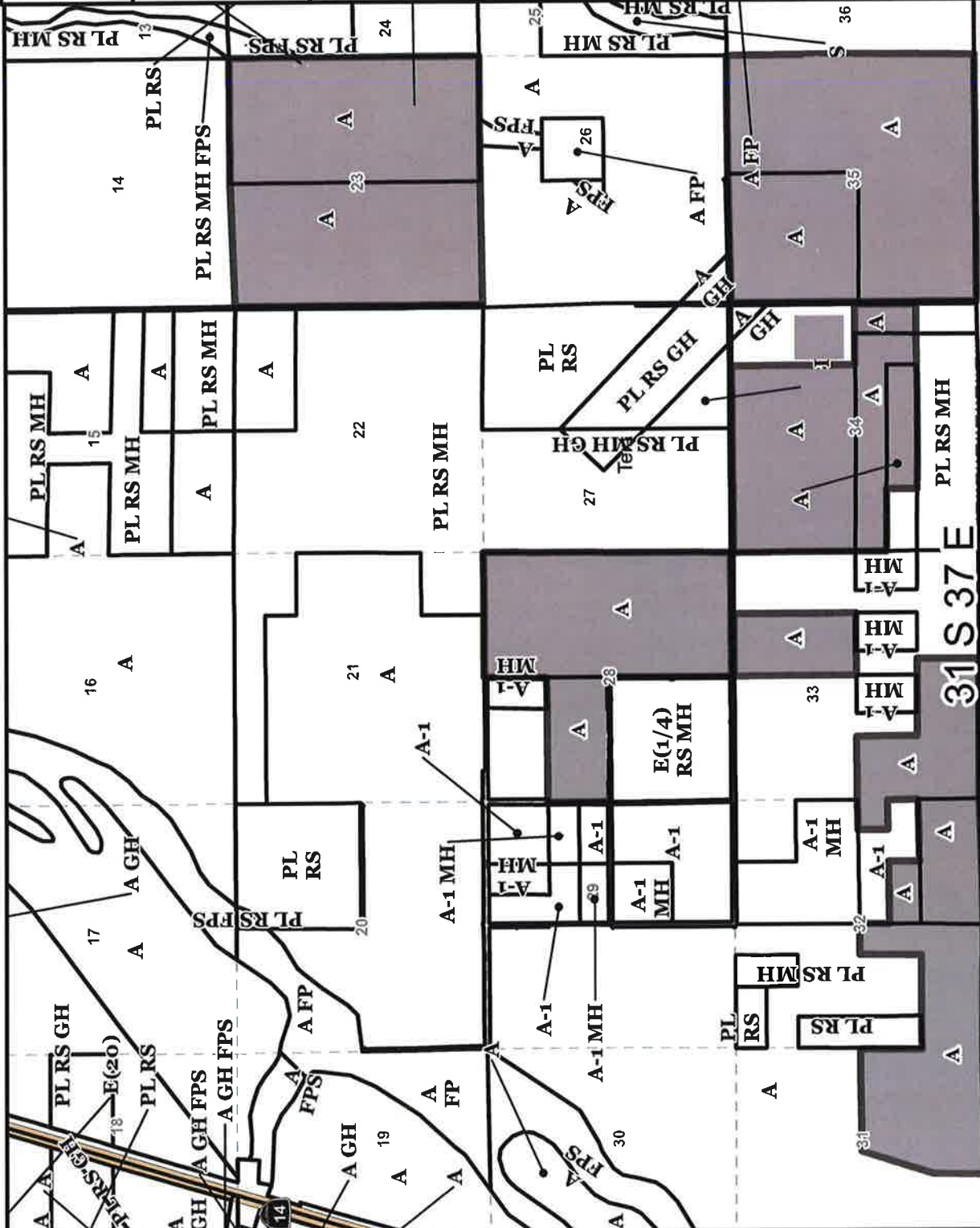
GPA 9, Map152; GPA 1, Map152-28; ZCC 11, 12, 13, Map152; ZCC 1, Map 152-28; CUP 23, 24, 25, 26, Map152; CUP 3, Map 152-28

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



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