



Appendix K

Tribal Cultural Resources Documentation

January 22, 2024

Sarah Brunzell
Fernandeno Tataviam Band of Mission Indians
1019 Second Street
San Fernando, CA 91340

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.

The Los Angeles County Department of Regional Planning is issuing this formal notification of the proposed project. Below please find a description of the proposed project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to RPC §21080.3.1(d).

Proposed Project: 230th Street Solar Project in Lake Los Angeles
Project No. PRJ2023-002405
Conditional Use Permit No. RPPL2023005137
Environmental Assessment No. RPPL2023005138

Project Description: To construct, operate and maintain a utility-scale ground-mounted solar energy facility consisting of five (5) megawatt (“MW”) alternating current single-axis tracking photovoltaic modules, battery energy storage system, a water tank, inverter transformer and switchpad, access roads, and seven-foot high fencing with a 10-foot landscape buffer. The facility will interconnect to an existing electrical distribution system located adjacent to the site (see attached project description for details).

Project Location: 49560 230th Street West, Lancaster, CA 93536

APN: 3278025001

Lead Agency Contact Information: Los Angeles County

North County Development Services Section
Department of Regional Planning
320 W. Temple Street, Room 1360
Los Angeles, CA 90012
Tel: (213) 974-6411
Email: schoi@planning.lacounty.gov

Project No. PRJ2023-002405

January 22, 2024

Page 2

Pursuant to PRC §21080.3.1(b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Department of Regional Planning
Amy J. Bodek, AICP
Director



Soyeon Choi
Senior Regional Planner
North County Development Services Section

Encl: Map of Project Location, Project Description, Site Plan

SD:SC

January 24, 2024

Christina Conley, Cultural Resources Administrator
The Gabrieleno Tongva Indians of California
P.O. Box 941078
Simi Valley, CA 93094

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Director



Soyeon Choi
Senior Regional Planner
North County Development Services Section

Encl: Map of Project Location, Project Description, Site Plan

SD:SC

January 22, 2024

Lee Clauss
San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, CA 92346

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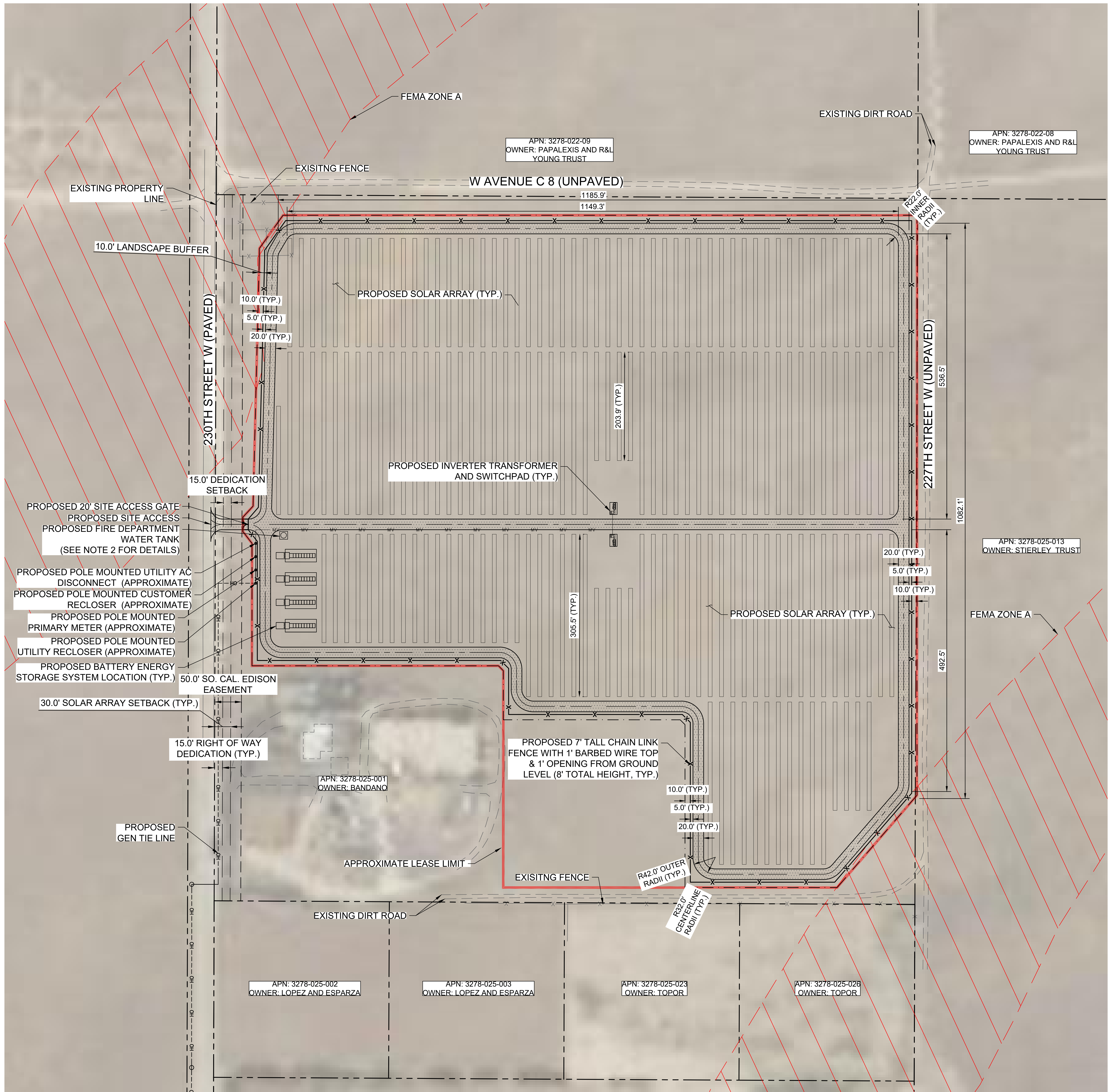
Department of Regional Planning
Amy J. Bodek, AICP
Director



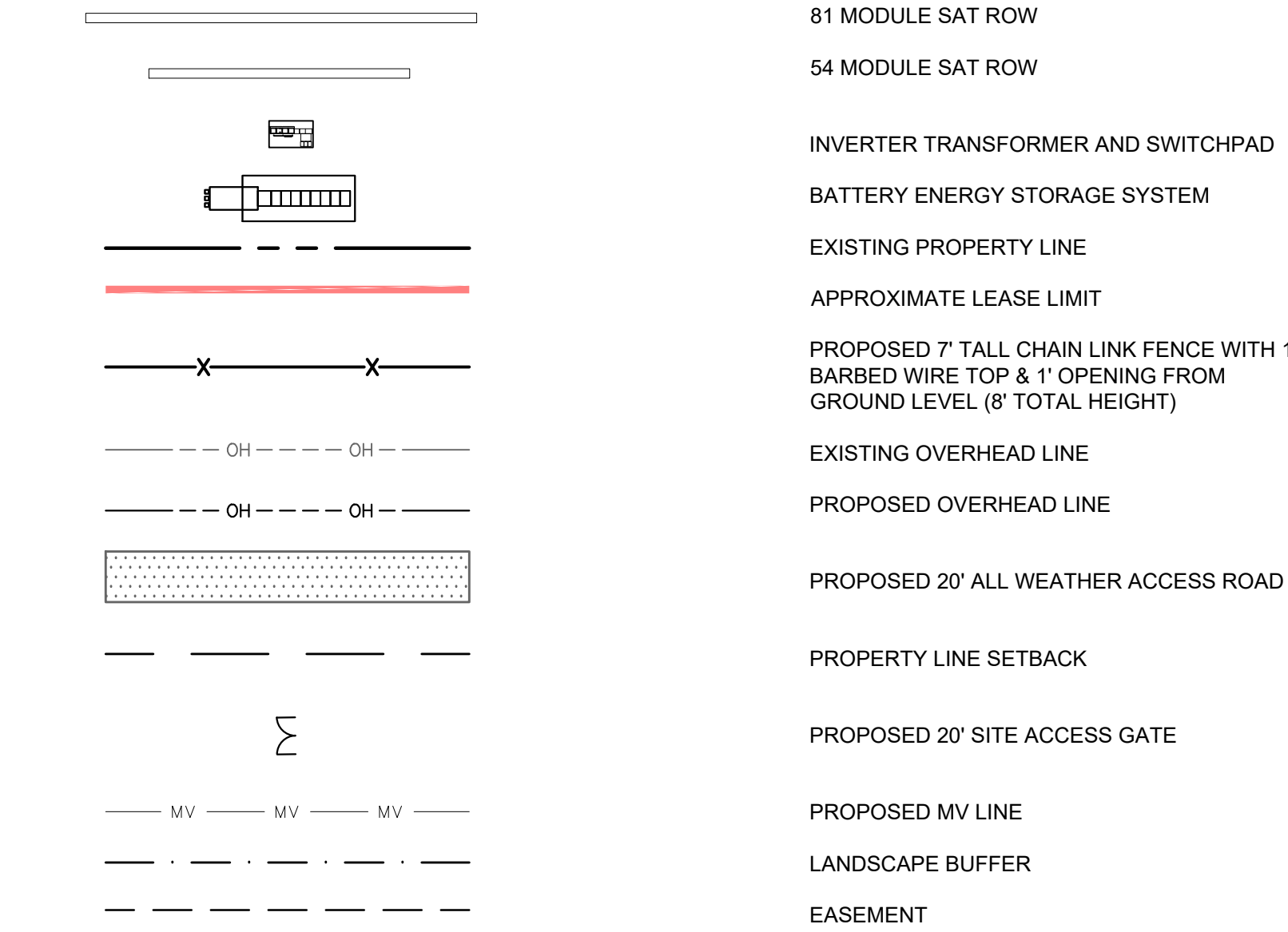
Soyeon Choi
Senior Regional Planner
North County Development Services Section

Encl: Map of Project Location, Project Description, Site Plan

SD:SC



LEGEND



SITE INFORMATION

PROJECT ADDRESS:	49560 230TH STREET W, LANCASTER, CA 93536
PN:	3278-025-001
PARCEL SIZE:	39 AC
PROPOSED SITE DISTURBANCE:	31 AC
REMARKS:	PROPERTY FALLS PARTIALLY WITHIN ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND PARTIALLY WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FLOOD INSURANCE RATE MAP 050343 PANEL 0100 F, EFFECTIVE DATE 09/26/2008

SURVEY NOTE

DATE:	OCTOBER 2023
TITLE REPORT INFORMATION:	THE INFORMATION SHOWN HEREIN IS PER A PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED MAY 31, 2022, ISSUING OFFICE: 7676 HAZARD CENTER DRIVE, STE 1400, SAN DIEGO, CALIFORNIA 92108. ISSUING AGENT: FRANK GREEN. TITLE ORDER NUMBER: 2000330800. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: AMILCAR R. BADANO AND DEBBIE BADANO, HUSBAND AND WIFE AS JOINT TENANTS.
BASIS OF ASSESSING:	CALIFORNIA COORDINATE SYSTEM, ZONE 5, GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE)
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES IS DESCRIBED AS FOLLOWS: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION 13, TOWNSHIP 8 NORTH, RANGE 16 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

GENERAL NOTES

- THIS SITE PLAN IS PRELIMINARY IN NATURE AND THEREFORE DOES NOT GUARANTEE THAT REQUIREMENTS FOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND OTHER SIMILAR CRITERIA ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LOCATION OF THIS SITE.
- A 10,000 GALLON WATER TANK TO BE CLEARLY IDENTIFIED FOR "FIRE DEPARTMENT USE ONLY", AND SHALL BE IN COMPLIANCE WITH FIRE DEPARTMENT STANDARDS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- TRACKER HEIGHT MAXIMUM IS 10 FEET.
- PHOTOVOLTAIC PANELS, INVERTERS AND INTERCONNECTION EQUIPMENT, LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL UTILITY PER DRAWINGS BY THE CONTRACTED ELECTRICAL DESIGN CONSULTANT.
- TO PROTECT EQUIPMENT FROM POTENTIAL PONDING OR OVERLOAD STORMWATER WALL, ALL EQUIPMENT SKIDS/PADS (FOR INVERTERS, INTERCONNECTION EQUIPMENT, ETC.) SHALL BE ELEVATED A MINIMUM 0' 12" ABOVE 100 YEAR FLOOD ELEVATION.
- THE NEW ONSITE ROAD SURFACE CLOSELY MATCHES THE EXISTING SURFACE GRADES. THE INTENT IS TO MAINTAIN EXISTING SURFACE FLOWS ACROSS THE SITE AND ELIMINATE AREAS OF PONDING.
- FOR ONSITE AND OFFSITE DRAINAGE ANALYSIS, REFER TO "ONSITE AND OFFSITE DRAINAGE REPORT" FOR 230TH STREET LOCAL, PREPARED BY KIMLEY-HORN, DATED MONTH, YEAR.

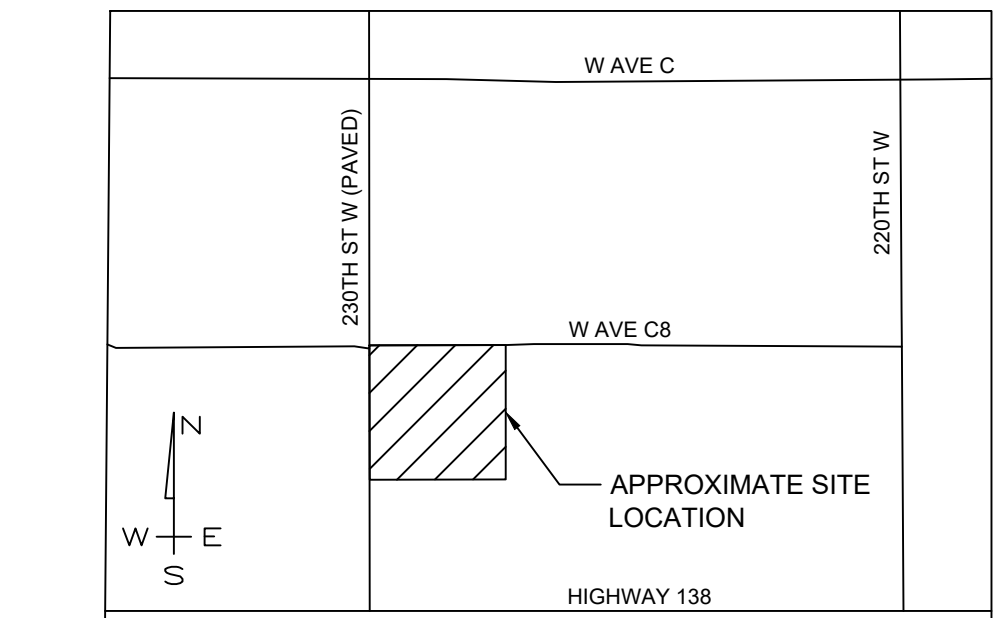
ZONING INFORMATION

ZONE A2-2: HEAVY AGRICULTURAL

REQUIREMENTS	STANDARD (FT)	PROPOSED (FT)	MEETS REQ. (Y/N)
SOLAR ARRAY SETBACK	30	40+	Y
LANDSCAPE BUFFER	10	10	Y
MAXIMUM TRACKER HEIGHT	25	10	Y
MINIMUM ROAD WIDTH	20	20	Y
ACCESS GATE SETBACK	50	60+	Y

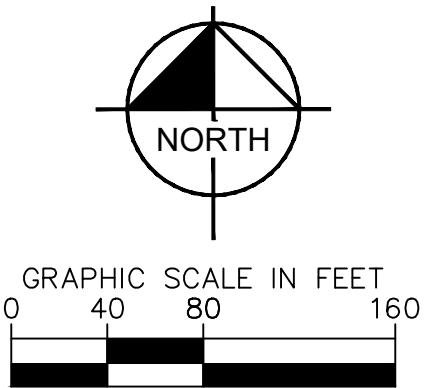
TRACKER QTY.

DC SYSTEM SIZE	6,415.20 kW
# OF 81 MODULE TRACKER ROWS	90
# OF 54 MODULE TRACKER ROWS	85



VICINITY MAP

NTS



Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



June 28, 2023

Soyeon Choi
Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: 230th Street Solar – Project Narrative – Application for Conditional Use Permit

Dear Soyeon:

On behalf of RPCA Solar 12, LLC, we submit this letter as a description of the 230th Street Solar + Battery Energy Storage (BESS) Project (“Project”). Renewable Properties held a Pre-Application Meeting with the County of Los Angeles on March 14, 2023 and the Project was assigned the following number: PRJ2022-004571. The combined solar plus BESS facility will be located on approximately 31-acres of a 40-acre parcel (APN: 3278-025-001). The parcel is located east of the community of Neenach in unincorporated Los Angeles County at 49560 230th Street W northwest of Lancaster. The proposed parcel is comprised of undeveloped open space except for a rural residence / single-family home, located on the southwest corner of the project parcel. RPCA Solar 12, LLC, via its affiliate Wildcat Renewables, LLC, has entered into a long-term lease agreement with the property owners, Amilcar Ruben Badano and Debbie Badano to facilitate the development and long-term operation of the Project.

The solar Project will generate up to a total of 4.99 megawatts (MW) alternating current (AC) (7.5 MW direct current (DC)) of clean, reliable solar energy when complete. The BESS will charge and discharge a total of 4.99 megawatts (MW) alternating current (AC) of energy for up to a four-hour duration. The Project will interconnect to Southern California Edison’s (SCE) pre-existing electrical distribution system located adjacent to the site. The power generated from this facility will be sold to SCE through a long-term Power Purchase Agreement (PPA). Additionally, the Project will be equipped with energy storage technology that will allow onsite renewable energy generation to be stored and dispatched onto the grid when needed.

The subject parcel is located in the “A-2-2 District” within the Antelope Valley West General Plan area. The Project meets the County definition of a “utility scale solar facility,” and has been designed to comply with Title 22, Chapter 140.510 of the Los Angeles County Code with one exception. The Project will apply for a variance to Subsection (E)(3)(c)(vii) of the Renewable Energy ordinance which outlies landscape buffer requirements.

The Project will utilize approximately 12,555 solar modules and 40 string inverters to convert the sun’s energy into usable, AC power. Single-axis tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be no more than 15-feet tall above ground surface.



Locally-sited energy storage systems, like the Project, improve the resiliency of the regional energy grid and increase the utilization of renewable energy resources by storing energy generated by the solar project during the day and discharging during peak demand hours.

We are excited to work with the County to advance the Project through the local review and approval process. Please let us know if you have any questions about our application. We look forward to scheduling our review meeting soon.

Sincerely,

RENEWABLE PROPERTIES

A handwritten signature in black ink, appearing to read "SL", is positioned above the typed name.

Stephanie Loucas
Chief Development Officer
415-710-3834

