

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Kern
1115 Truxton Avenue, First Floor
Bakersfield, CA 93301-4639

From: (Public Agency): Arvin-Edison Water Storage District
20401 East Bear Mountain Blvd.
Arvin, California, 93203

(Address)

RECEIVED
KERN COUNTY

NOV 14 2025

AIMEE X. ESPINOZA
AUDITOR/CONTROLLER-COUNTY CLERK
BY [Signature] DEPUTY

Project Title: Tejon Spreading Solar Project

Project Applicant: EZR Solar, LLC

Project Location - Specific:

37 acres across 3 parcels (APN 446-043-18, 446-043-21, and 446-031-22)

Project Location - City: Unincorporated Kern County Project Location - County: Kern

Description of Nature, Purpose and Beneficiaries of Project:

Construction and operation of an approximately 4.110 mega-watt behind-the-meter solar photovoltaic generations facility on an approximately 37-acre site to provide an alternative energy source for the Arvin-Edison Water Storage Districts water spreading facility. See Attachment A for additional information about the Project.

Name of Public Agency Approving Project: Arvin-Edison Water Storage District

Name of Person or Agency Carrying Out Project: EZR Solar, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number: 15268

Reasons why project is exempt:

CEQA Guidelines Section 15268 state that ministerial projects are statutorily exempt from CEQA. This Project qualifies as a "by-right" use consistent with the Exclusive Agriculture zone district as described in the Kern County Zoning Ordinance. Therefore, the Project requires only a ministerial building permit. See Attachment A for additional informaiton and reasoning.

Lead Agency
Contact Person: Jeevan Muhar Area Code/Telephone/Extension: (661) 854-5573

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 11-7-25 Title: Engineer-Manager

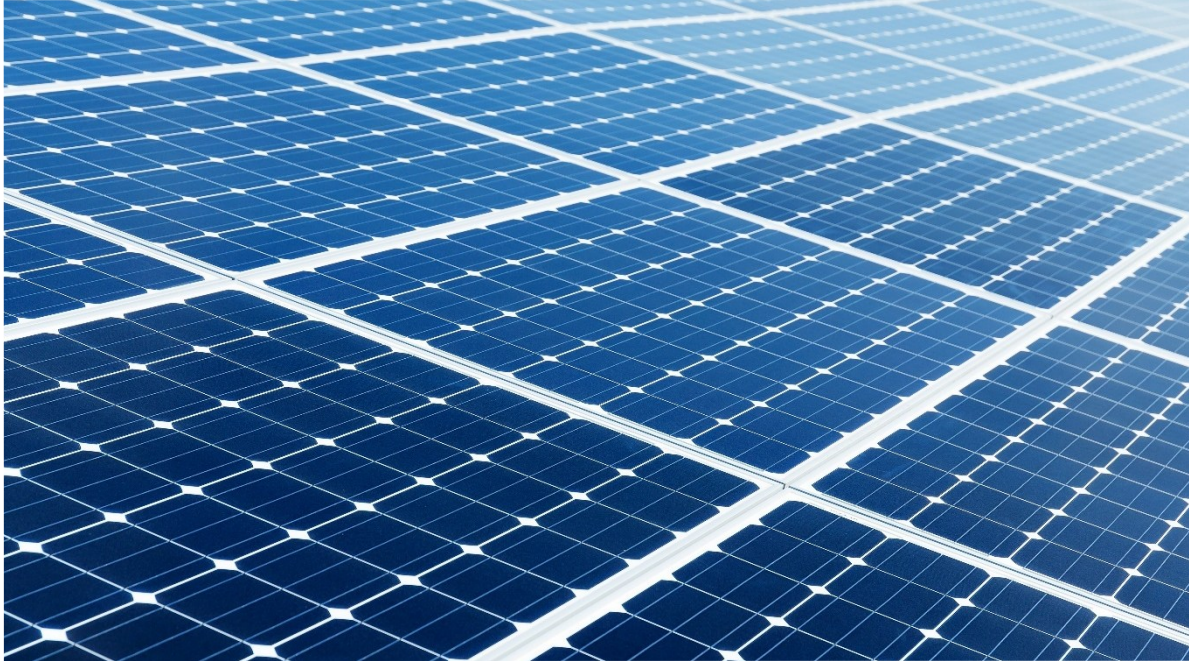
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Attachment A

Statutory Exemption Report



Tejon Spreading Works Solar Project

Statutory Exemption Report

prepared for

White Pine Renewables

7621 North Del Mar Avenue, Suite 102

Fresno, California 93711

Contact: Garrett Hollingsworth

prepared by

Rincon Consultants, Inc.

7080 North Whitney Avenue, Suite 101

Fresno, California 93720

September 2025

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1 Introduction

This report serves as the documentation of analysis performed by Rincon Consultants, Inc. (Rincon) on behalf of EZR Solar, LLC (“Applicant”) for the Arvin - Edison Water Storage District (AEWSD) Tejon Spreading Works Solar Project (Project). The Project involves construction and operation of an approximately 4.110-megawatt (MW) behind-the-meter solar photovoltaic (PV) energy generation facility. The Project would be located on approximately 37 acres of three parcels that total 204 acres (Assessor Parcel Numbers [APN] 446-043-18, 446-043-21, and 446-031-22). Power lines would extend from the Project site east toward an existing pump station and electrical meter; these lines are located on two additional parcels, APN 446-031-20 and 446-031-011. The Project is located on previously disturbed land in unincorporated Kern County, California, and would serve the existing AEWSD water spreading facility.

CEQA Guidelines Section 15268 state that a Statutory Exemption can be made for ministerial projects. According to Section *CEQA Guidelines* Section 15369, “Ministerial” describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. The determination of what is “ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis which projects are considered exempt from CEQA.

The intent of the analysis is to document whether the Project meets the requirements as a Statutory Exemption under the California Environmental Quality Act (CEQA) with the Arvin-Edison Water Storage District as the CEQA Lead Agency. This report provides an introduction, project description, and evaluation of the Project’s consistency with the requirements for a Statutory Exemption. The report concludes that the Project is eligible for a Statutory Exemption.

2 Project Description

2.1 Project Title

Tejon Spreading Works Solar Project

2.2 Project Location and Setting

The Project is approximately 37 acres in size and spans three parcels that total 204 acres (APN 446-043-18, 446-043-21, and 446-031-22). Utility lines would extend from the Project site east towards the AEWSO pump station and electrical meter; these lines would be located on two additional parcels, APN 446-031-20 and 446-031-011. The Project site does not have an address but is located south of the City of Arvin between N. Rancho Drive and S. Edison Road, as shown in Figures 1 and 2.

The Project site is located approximately 3 miles south of the City of Arvin in Kern County and is an area characterized by agricultural land, undeveloped land, and utility and water infrastructure. The project site is bounded by water spreading fields to the north and east, and agricultural lands to the south and west. The Project site is accessed via an unnamed road that connects to the Project on the west.

Figure 1 shows the regional location of the project site and Figure 2 shows the project site boundary and the immediate surroundings.

2.3 General Plan and Zoning Designations

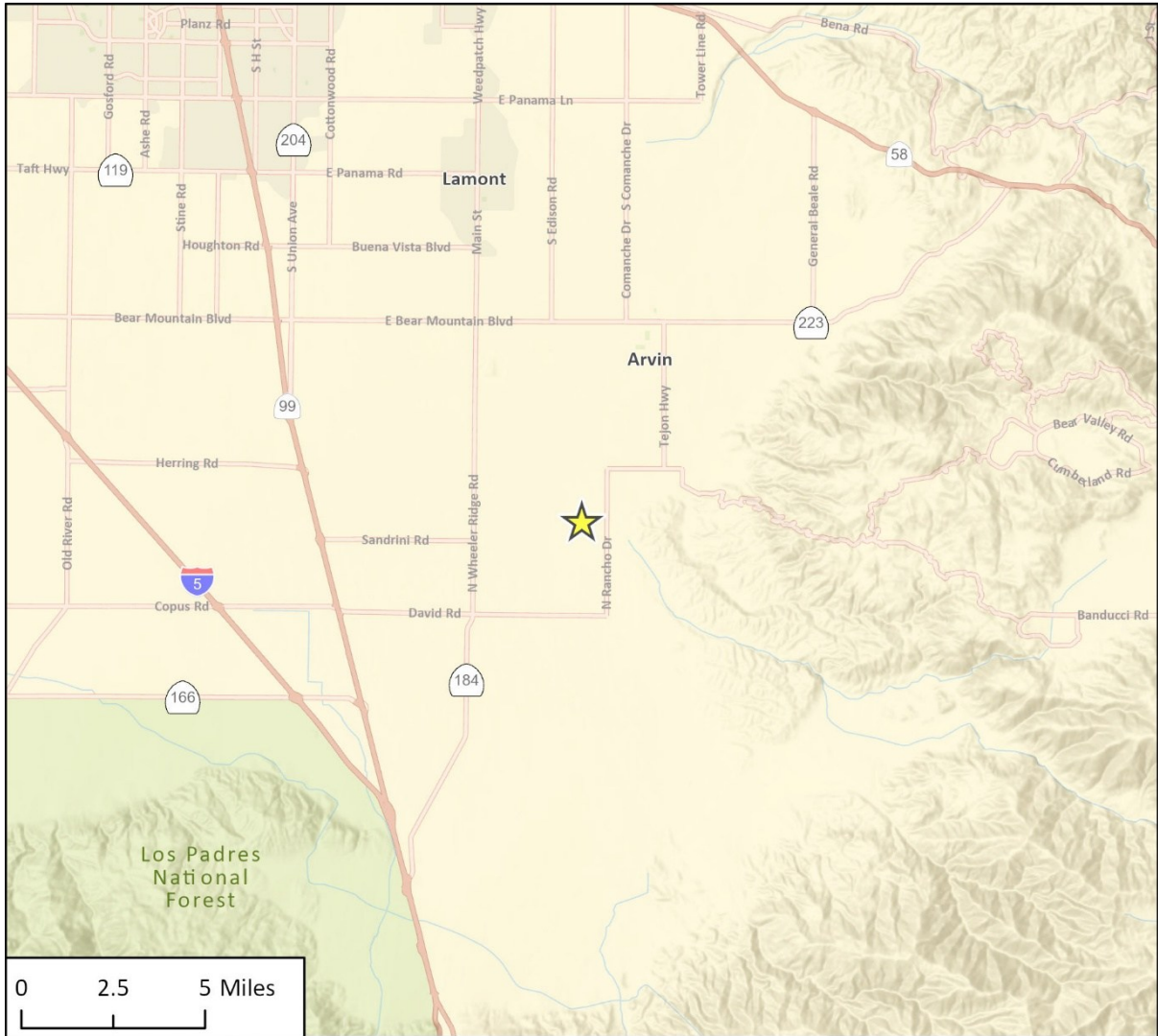
The Project site has a Kern County General Plan land use designation of Other Facilities (Map Code 3.3).

The site is zoned as Exclusive Agriculture (A). Kern County provides the permitted uses in this zone in Chapter 19.12 of the Kern County Zoning Ordinance.

2.4 Project Characteristics

The Applicant has entered into a Solar Power Services Agreement (SPSA) with the Arvin Edison Water Storage District (AEWSO) for construction, operation, and maintenance of the solar facility and associated infrastructure to provide power for AEWSO water pumps and infrastructure. The Project would generate approximately 4.110 MW of electrical energy to provide power to the AEWSO facility. The power generated would be used to operate existing infrastructure and would not exceed the total power demand of the site.

Figure 1 Regional Location



Basemap provided by Esri and its licensors © 2025.

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Fig 1 Regional Location

★ Project Location

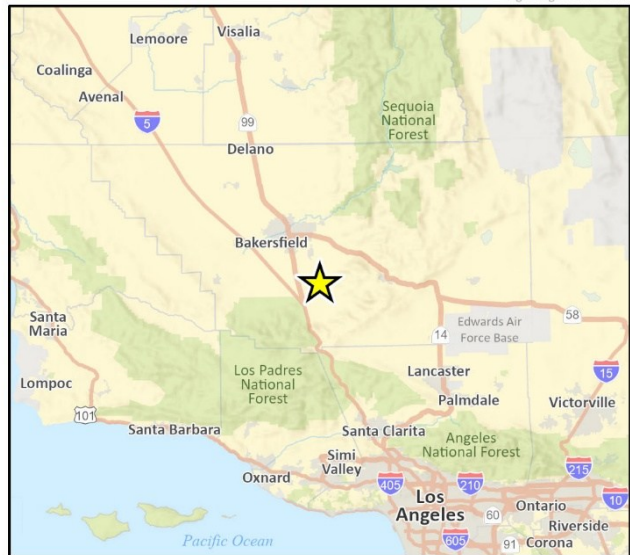
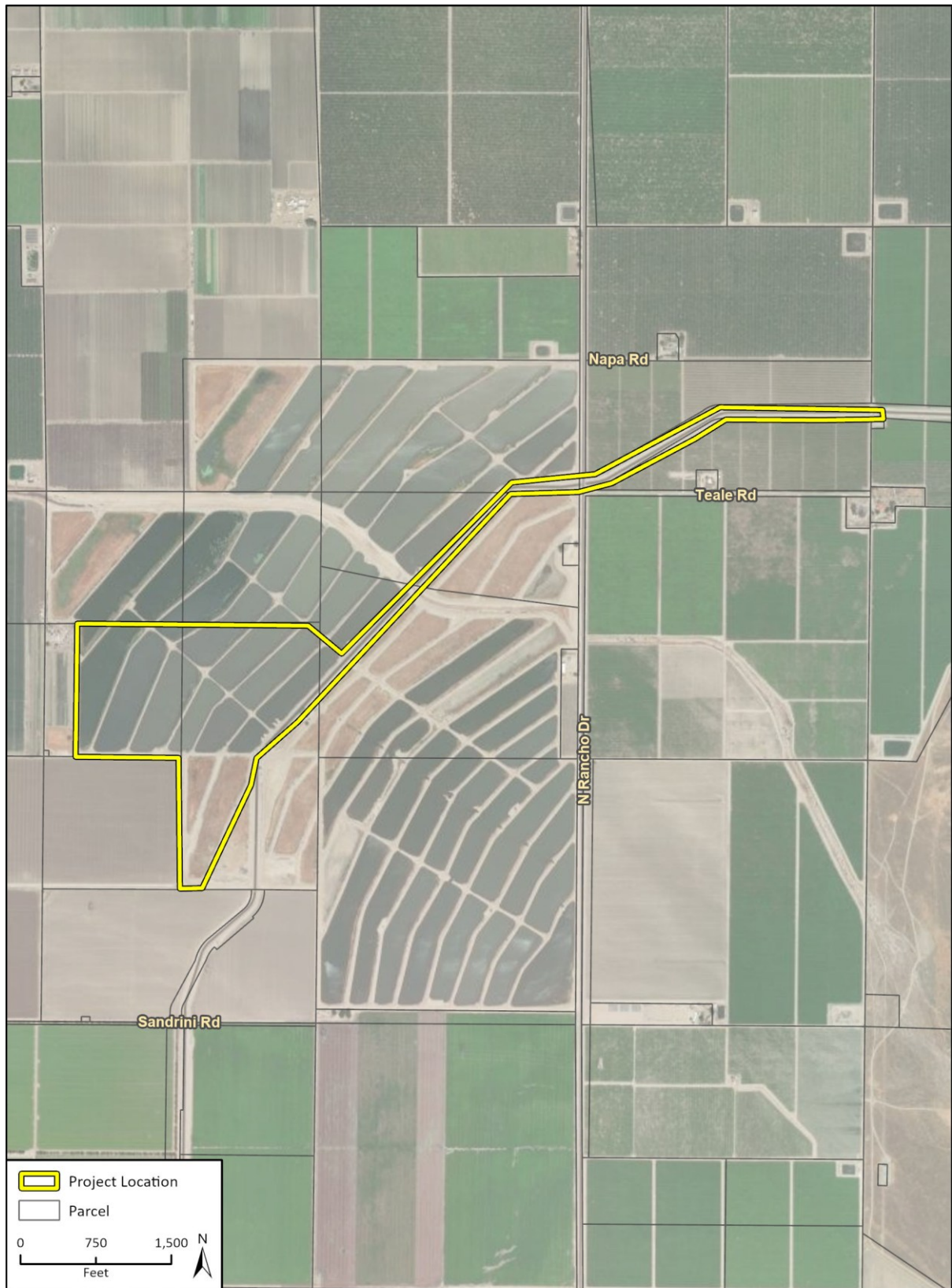


Figure 2 Project Site Location



Imagery provided by Esri and its licensors © 2025.
Additional data provided by Kern County, 2025.

25-18123 B10
Fig 2 Project Location

The Project will include the following components:

- Construction of a 4.110 MW solar photovoltaic (PV) system consisting of modules on a single-axis tracking system.
- Installation of approximately 6,630 total PV panels mounted on a single-axis tracking system to optimize sunlight capture.
- Installation of a new underground medium-voltage utility line and a new 12kV overhead electrical line that will connect to the existing pump station to the east and to the Point of Interconnection to the south of the facility.
- Construction of a fence surrounding the solar facility with site access via an unnamed dirt road from the west.

No additional structures, such as an operation building or restrooms, are proposed.

Construction Activities

Project construction is expected to last for approximately 9 months. Construction activities are anticipated to occur five days a week (Monday through Friday) from approximately 6:00 AM to 4:00 PM. Construction of the Project would begin with initial clearing and grubbing of the site. Staging and construction worker parking would be provided on site. The panels would be mounted on pile-driven posts installed at a depth of between 5 and 10 feet. Grading is anticipated to be balanced on site with no import or export of earth material.

During construction, water would be used for civil activities and dust control. Water use is anticipated to be brought on-site from AEWS sources by a 2,000-gallon truck filled three times per day, or approximately 6,000 gallons per day, five days per week. Portable restrooms would also be brought to the site during construction for worker use.

Operations and Maintenance

Once operational, the facility will run autonomously without on-site staff. Production and system health data, as well as onsite weather data, would be monitored remotely. The District currently manages vegetation in the basins by keeping the ground denuded; White Pine Renewables or the District will continue to manage the vegetation in the same manner that is currently managed. Further, management will ensure that vegetation is maintained adequately to prevent negative impacts to adjacent properties from spreading wildfire and to ensure no interference with on-site solar production.

No onsite restroom facilities are included because the Project does not include any permanent onsite employees. Additionally, no water service is proposed to the project site, and no lighting is required for the Project.

3 Statutory Exemption Applicability

Article 18 of the *CEQA Guidelines* describes the exemption from CEQA granted by the California Legislature, which are referred to as Statutory Exemptions. Pursuant to *CEQA Guidelines* Section 15268, this includes ministerial projects. The determination of what is ministerial “can most appropriately be made by the particular public agency involved based upon its analysis of its own laws.” In the absence of any discretionary provision contained in the local ordinance or other law establishing the requirements for the permit, license, or other entitlement for use, the issuance of building permits and business licenses as well as the approval of final subdivision maps and individual utility service connections and disconnections are presumed to be ministerial (*CEQA Guidelines* Section 15268[b]).

The Project is located on a parcel with a General Plan land use designation of Other Facilities (Map Code 3.3). The Kern County General Plan Land Use Element identifies appropriate uses for land designated Other Facilities. These include, but are not limited to existing facilities for public or semi-public services such as airports, sewer farms, treatment plants, and water spreading areas. As a solar facility that would serve a public agency, the AEWS, the project is substantially similar to “public services” and therefore falls within the appropriate uses for land designated “Other Facilities”.

Further, Section 19.12.020 the Kern County Zoning Ordinance lists permitted uses in the Exclusive Agriculture zoning district. As discussed in Section 19.12.020(E), “solar energy electrical generators which are accessory to a permitted or conditionally permitted use and where the power generated does not exceed the total on-site power demand” are a permitted use. “Permitted use” means any use allowed by right in a zoning district and subject to the restrictions applicable to that zoning district (Kern County Zoning Ordinance Section 19.04.555). The term “by-right” use refers to a property owner's use of property and structures in manners consistent with that which is listed as permissible in the zoning district in which his or her property is located. The Project, as described in Section 2, will generate approximately 4.110 MW of energy, which will only offset the AEWS facility's energy usage, and the power generated would not exceed the total on-site power demand. Therefore, this Project qualifies as a “by-right” permitted use in the Exclusive Agriculture zone.

According to the Kern County Zoning Ordinance Section 19.06.020, “Where there is a question as to the meaning or the intent of any requirement of this title, including interpretations of conditions of approval required in conjunction with the approval of any ministerial or discretionary permit authorized therein, the Planning Director shall provide any necessary interpretation, and the decision of the Planning Director shall be final.” Therefore, the authority to determine whether a Statutory Exemption is appropriate is vested solely with the Kern County Planning Director.

4 Summary

Based on the analysis presented herein, the Project meets all criteria to be Statutorily Exempt from CEQA pursuant to *CEQA Guidelines* Section 15268. The Kern County Zoning Ordinance Section 19.12 allows this facility as a by-right use as it would not exceed the total power demand (i.e., no net export of electricity), thereby making this project a ministerial project per County regulations and therefore statutorily exempt. Therefore, it is concluded pursuant to *CEQA Guidelines* Section 15268 that the Project is ministerial and thus exempt from further CEQA analysis.

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