

DATE: April 22, 2026

TO: See Attached Mailing List

FROM: Kern County Planning and Natural Resources Department
Andrea Calderon, Planner II
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661) 862-5029; CalderonA@kerncounty.com

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Winston Solar Project by Winston Solar, LLC. (PP26402)

The Kern County Planning and Natural Resources Department as Lead Agency (per CEQA Guidelines Section 15062) has determined that preparation of an EIR (per CEQA Guidelines 15161) is necessary for the proposed project identified below. Agencies on the attached mailing list may need to use the EIR prepared by the Department when considering their permit or other approvals for the proposed project.

PROJECT TITLE: Winston Solar Project by Winston Solar, LLC. (PLN20-01432); ZCC No. 37, Map 77; CUP No. 21, Map 77; CUP No. 20, Map 98; CUP No. 29, Map 99; GPA No. 14, Map 77; GPA No. 11, Map 99; FSZ Cancellation; WALUC Cancellations.

DOCUMENT AVAILABILITY: The NOP for the above referenced project is available for public review at the Planning and Natural Resources Department, which is located at the address listed above or it can be accessed on the Kern County Planning and Natural Resources Department website at: <https://kernplanning.com/planning/notices-of-preparation>

AGENCY/PUBLIC COMMENT: The Planning and Natural Resources Department solicits the comments of agencies, interested parties, and surrounding property owners as to the scope and content of the environmental information for the proposed project and the upcoming EIR. Any comments should be submitted to the planner whose contact information is identified above prior to the close of the NOP public review period. As mandated by State law, the NOP public review period for the proposed project is 30 days.

April 22, 2026 – May 22, 2026

SCOPING MEETING: A scoping meeting is scheduled for **Wednesday, May 13, 2026 at 1:30 p.m.** at the Kern County Planning and Natural Resources Department, which is located at the address listed above for an overview of the CEQA process as well as the proposed project, and to receive comments for the preparation of the EIR.

PROJECT LOCATION: The proposed project site is in western Kern County, northeast of Interstate 5 (I-5), south of Burbank Street, and west of Tracy Avenue, approximately two miles northeast of the community of Buttonwillow in unincorporated Kern County. It is located on the east side of I-5 along 7th Standard Road. Access to the proposed project site is from 7th Standard Road, Wildwood Road, Burbank Street, and Wasco Way.

PROJECT DESCRIPTION: The proposed Winston Solar Project is a photovoltaic (PV) solar facility with associated infrastructure necessary to generate up to 200-megawatt (MW) of renewable electrical energy and up to 200 MW or 1,600

megawatt-hours (MWh) of battery energy storage, on approximately 1,357 acres across privately-owned parcels, in an unincorporated area of western Kern County, California.

The proposed project includes the following land-use entitlements:

- (a) Zone Classification Change (ZCC No. 27, Map 77) from A-1 (Limited Agriculture) to A (Exclusive Agriculture), or a more restrictive zone district on approximately 464 acres.
- (b) Conditional Use Permit (CUP No. 21, Map 77) to allow for the construction and operation of a PV solar facility with the associated infrastructure necessary to generate up to 200 MW of renewable energy and up to 200 MW or 1,600 MWh of BESS on approximately 1,047 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- (c) Conditional Use Permit (CUP No. 20, Map 98) to allow for the construction and operation of a PV solar facility with the associated infrastructure necessary to generate up to 200 MW of renewable energy and up to 200 MW or 1,600 MWh of BESS on approximately 75 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- (d) Conditional Use Permit (CUP No. 29, Map 99) to allow for the construction and operation of a PV solar facility with the associated infrastructure necessary to generate up 200 MW or renewable energy and up to 200 MW or 1,600 MWh of BESS on approximately 235 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- (e) General Plan Amendment (GPA No. 14, Map 77) to the Circulation Element of the Kern County General Plan to remove future road reservations on the section and midsection lines within the project boundaries of Sections 25 and 36 of Township 28 South, Range 23 East of M.D.B.&M.
- (f) General Plan Amendment (GPA No. 11, Map 99) to the Circulation Element of the Kern County General Plan to remove future road reservations on the section and midsection lines within the project boundaries of Section 6, Township 29 South, Range 24 East of M.D.B.&M.
- (g) Cancellation of approximately 240 acres of active Williamson Act Land Use Contracts.
- (h) Cancellation of approximately 235 acres of active Farmland Security Zone Contract

Signature: Andrea Calderon

Date: 04/22/26

Printed Name: Andrea Calderon

Title: Planner II

Winston Solar

Vicinity Map

Winston Solar, LLC

-  Site
-  Interstate
-  Named Road
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  Unincorporated Cities

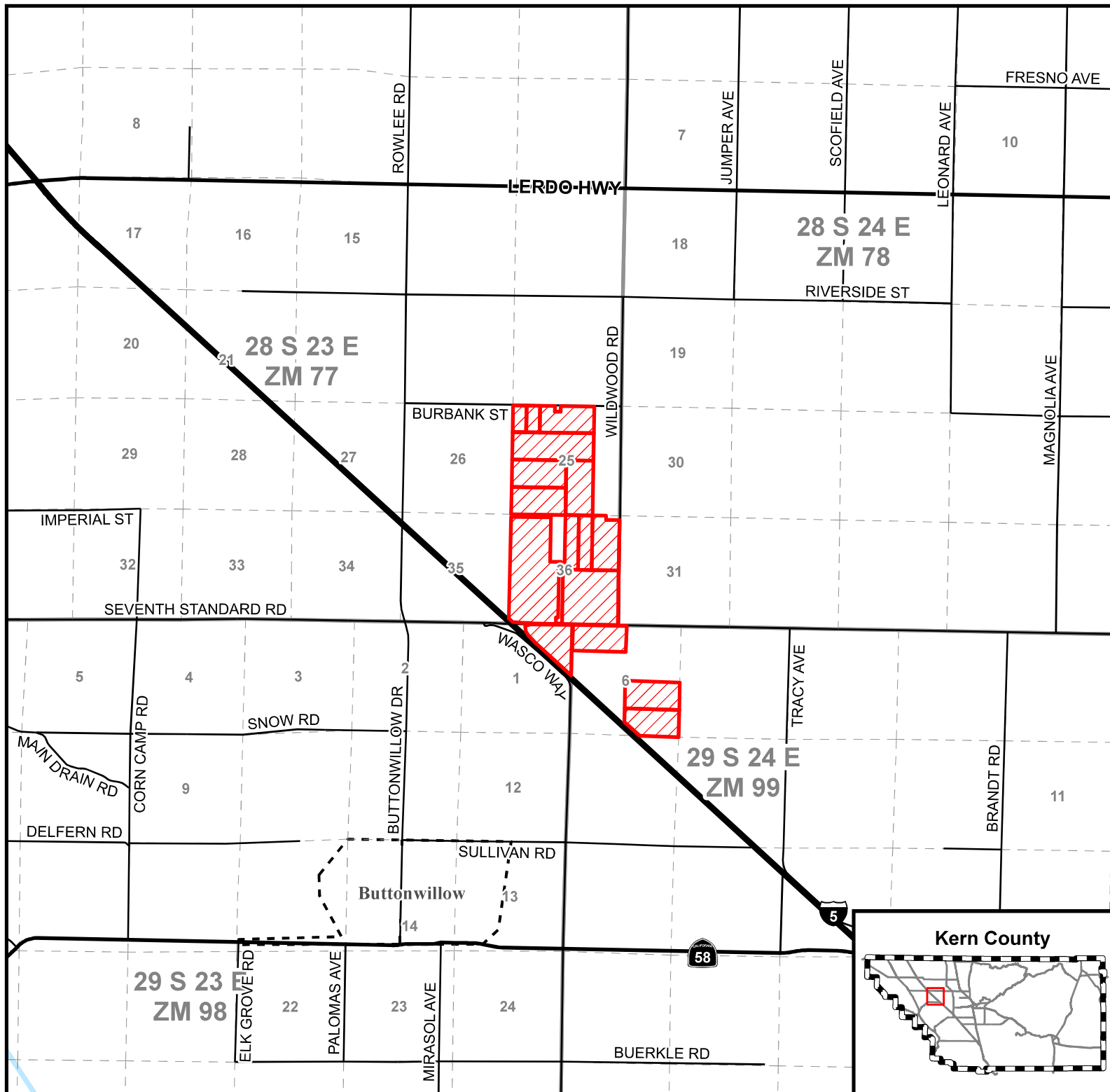
T28S/R23E - Sec. 25, 36
T29S/R23E - Sec. 1
T29S/R24E - Sec. 6

Created on: 11/12/2025

0 6,100 12,200 ft



Kern County
Planning & Natural
Resources Department



28 S 24 E
ZM 78

28 S 23 E
ZM 77

29 S 24 E
ZM 99

29 S 23 E
ZM 98

Winston Solar, LLC (PP26402)
Mailing List

103 030 45 00 0
AINHOA LAND HOLDINGS LP
PO BOX 816
BUTTONWILLOW CA 93206

087 190 15 00 3
AR FARMS INC
19201 WILDWOOD RD
BUTTONWILLOW CA 93206

103 030 21 00 0
BELLUOMINI ELMO E ET AL
12102 HURST PARK DR
BAKERSFIELD CA 93311-8573

103 030 10 00 8
BLOEMER ESTATE LP
4948 ENGLE RD
BAKERSFIELD CA 93313-9707

087 190 08 00 3
BUTTONWILLOW IMP DIST
P O BOX Z
WASCO CA 93280

103 030 07 01 9
BUTTONWILLOW LAND & CATTLE
CO
7540 TRACY AV
BUTTONWILLOW CA 93206

087 150 28 00 9
CALIFORNIA RESOURCES
PRODUCTION CORPORATION
27200 TOURNEY RD STE 200
SANTA CLARITA CA 91355-4910

103 030 40 00 5
CHASE HOWARD S & JUDITH B
FAMILY TRUST
1408 CORTE CANALETTE
BAKERSFIELD CA 93309-7128

087 120 06 01 5
ECHEVERRIA JUAN & DOLORES
FMLY TR
PO BOX 667
BUTTONWILLOW CA 93206-0667

103 040 25 00 5
FIVE RIVERS RANCH LLC
810 BAYRIDGE PL
FAIRFIELD CA 94535

087 190 22 00 3
FRED PALLA FARMS INC
327 CORN CAMP RD
BUTTONWILLOW CA 93206-9729

103 030 35 00 1
GHILARDUCCI SAMMY & DIANE
FAMILY TRUST
17138 PANADERO CT
BAKERSFIELD CA 93314-8696

103 030 09 00 6
GHILLARDUCCI SAMMY & DIANE
FAMILY TRUST
17138 PANADERO CT
BAKERSFIELD CA 93314-8696

088 230 13 00 5
GOOSELAKE HOLDING CO
7540 TRACY AV
BUTTONWILLOW CA 93206

087 120 04 00 0
J & R DAIRY
PO BOX 667
BUTTONWILLOW CA 93206-0667

103 030 11 00 1
JOHNSON K L & PARKER M M
324 W TRYON ST
HILLSBOROUGH NC 27278-2438

103 030 39 00 3
NORRIS DAVID C
1201 EDMUND ST
BAKERSFIELD CA 93309-2411

103 040 14 02 1
PORTWOOD PHILIP FAMILY TRUST
P O BOX 781
WASCO CA 93280

087 190 14 00 0
REYES INV INC
19201 WILDWOOD RD
BUTTONWILLOW CA 93206-9780

103 030 36 00 4
RJSP ROMANINI AG PROP LLC
45600 HWY 58
BUTTONWILLOW CA 93206

087 150 07 00 8
ROMERO OLEGARIO A & ROSA I
6115 HOLMES AV
LOS ANGELES CA 90001

087 190 21 00 0
RUDNICK PHILIP
13405 PHEONIX PALM CT
BAKERSFIELD CA 93314

103 040 15 00 6
SALISBURY CHARLES S TR ET AL
P O BOX 54419
LOS ANGELES CA 90054

088 230 19 00 3
SELVIDGE GLORIA B LIVING TRUST
19400 WILDWOOD AV
BUTTONWILLOW CA 93206

088 230 10 00 6
SELVIDGE JAMES WESLEY TRUST
19270 WILDWOOD RD
BUTTONWILLOW CA 93206-9780

088 200 14 00 9
SLEGERS FAMILY L P
15914 LEGACY CT
BAKERSFIELD CA 93314

100 010 13 00 0
STARRH FAMILY FARMS INC
P O BOX 1537
SHAFTER CA 93263

100 010 21 00 3
THOMSON FMLY PROP LLC
9913 SUNSET BL
BAKERSFIELD CA 93307-8512

087 190 02 00 5
THOMSON TIMOTHY & JANET FMLY
TR
19405 WILDWOOD RD
BUTTONWILLOW CA 93206

087 190 06 01 6
THOMSON TIMOTHY F
19405 WILDWOOD RD
BUTTONWILLOW CA 93206-9548

088 230 20 00 5
TRACY RANCH INC
7540 TRACY AV
BUTTONWILLOW CA 93206-9742

087 150 05 00 2
WILDWOOD FEED AND GRAIN
COMPANY LLC
15153 THUNDER VALLEY RD
BAKERSFIELD CA 93314

103 040 37 00 0
WILLOW AVENUE INVESTMENTS
LLC
P O BOX 5379
FRESNO CA 93755-5379

087 120 13 00 6
AERA ENERGY LLC
P O BOX 11164
BAKERSFIELD CA 93389-1164

Morongo Band of Mission Indians
12700 Pumarra Road
Banning, Ca 92220

City of Arvin
P.O. Box 548
Arvin, CA 93203

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

Bakersfield City Public Works Dept
1501 Truxtun Avenue
Bakersfield, CA 93301

California City Planning Dept
21000 Hacienda Blvd.
California City, CA 93515

Delano City Planning Dept
P.O. Box 3010
Delano, CA 93216

City of Maricopa
P.O. Box 548
Maricopa, CA 93252

City of McFarland
401 West Kern Avenue
McFarland, CA 93250

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

City of Shafter
336 Pacific Avenue
Shafter, CA 93263

City of Taft
Planning & Building
209 East Kern Street
Taft, CA 93268

City of Tehachapi
Attn: John Schlosser
115 South Robinson Street
Tehachapi, CA 93561-1722

City of Wasco
764 E Street
Wasco, CA 93280

Inyo County Planning Dept
P.O. Drawer "L"
Independence, CA 93526

LIUNA
6800 District Boulevard
Bakersfield CA 93313

San Bernardino Co Planning Dept
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

San Luis Obispo Co Planning Dept
Planning and Building
976 Osos Street
San Luis Obispo, CA 93408

Santa Barbara Co Resource Mgt Dept
123 East Anapamu Street
Santa Barbara, CA 93101

Tulare County Planning & Dev Dept
5961 South Mooney Boulevard
Visalia, CA 93291

Ventura County RMA Planning Div
800 South Victoria Avenue, L1740
Ventura, CA 93009-1740

U.S. Bureau of Land Management
Caliente/Bakersfield
35126 McMurtrey Avenue
Bakersfield, CA 93308

U. S. Fish & Wildlife Service
Division of Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1846

North West Kern Resource Cons Dist.
5080 California Avenue, Suite 150
Bakersfield, CA 93309

Environmental Protection Agency
Region IX Office
75 Hawthorn Street
San Francisco, CA 94105

U.S. Dept of Agriculture/NRCS
5080 California Avenue, Ste 150
Bakersfield, CA 93309-0711

State Air Resources Board
Stationary Resource Division
P.O. Box 2815
Sacramento, CA 95812

So. San Joaquin Valley Arch Info Ctr
California State University of Bkfd
9001 Stockdale Highway
Bakersfield, CA 93311

Caltrans/Dist. 6
Planning/Land Bank Bldg.
P.O. Box 12616
Fresno, CA 93778

State Dept of Conservation
Director's Office
715 "P" Street, MS 1900
Sacramento, CA 95814

State Dept of Conservation
Geologic Energy Management Division
11000 River Run Boulevard
Bakersfield, CA 93311

State Dept of Conservation
Division of Land Resource Protection
715 "P" Street, MS 1904
Sacramento, CA 95814

California Energy Commission
James W. Reed, Jr.
1516 Ninth Street
Mail Stop 17
Sacramento, CA 95814

California Fish & Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

California Highway Patrol
Planning & Analysis Division
P.O. Box 942898
Sacramento, CA 94298-0001

Integrated Waste Management
P.O. Box 4025, MS #15
Sacramento, CA 95812-4025

Public Utilities Comm Energy Div
505 Van Ness Avenue
San Francisco, CA 94102

California Regional Water Quality
Control Board/Central Valley Region
1685 E Street
Fresno, CA 93706-2020

State Dept of Toxic Substance Control
Environmental Protection Agency
1515 Tollhouse Road
Clovis, CA 93612

DTSC
HWMP – Permitting – CEQA Unit
8800 Cal Center Drive
Sacramento, CA 95826

Kern County Administrative Officer

Kern County Public Works Department
Building & Development
Floodplain

Kern County Public Works Department
Building & Development
Survey

Kern County
Env Health Services Department

Kern County Fire Dept
Aaron Duncan

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Kern County Library
Buttonwillow Branch
116 Buttonwillow Avenue
Buttonwillow, CA 93206

Kern County Parks & Recreation

Kern County Sheriff's Dept
Administration

Kern County Public Works Department
Building & Development
Development Review

Kern County Public Works Department
Operations & Maintenance
Regulatory Monitoring & Reporting

Mojave Town Council
Bill Deaver, President
P.O. Box 1113
Mojave, CA 93502-1113

Buttonwillow Union School Dist.
42600 Highway 58
Buttonwillow, CA 93206

Kern High School Dist.
5801 Sundale Avenue
Bakersfield, CA 93309

Kern County Superintendent of Schools
Attention School District Facility Services
1300 - 17th Street
Bakersfield, CA 93301

KernCOG
1401 19th Street - Suite 300
Bakersfield, CA 93301

Local Agency Formation Comm/LAFCO
5300 Lennox Avenue, Suite 303
Bakersfield, CA 93309

Semi Tropic Water Storage Dist
P.O. Box Z
Wasco, CA 93280

Kern County Water Agency
3200 Rio Mirada Drive
Bakersfield, CA 93308

San Joaquin Valley
Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726

Kern Mosquito Abatement Dist.
4705 Allen Road
Bakersfield, CA 93314

Buttonwillow Rec & Parks Dist.
P.O. Box 434
Buttonwillow, CA 93206-9320

Adams, Broadwell, Joseph & Cardozo
Attention: Rachel Levine
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080

U.S. Air Force
Attn: David Bell/AFCEC CZPW
Western Regional/Leg Branch
510 Hickam Avenue, Bld 250-A
Travis AFD, CA 94535-2729

U.S. Army
Attn: Daniel J. Saelens
G3 Force Integration
P.O. Box 105100
Fort Irwin, CA 92310

U.S. Army
Attn: Tim Kilgannon, Reg 9 Coord
Office of Strategic Integration
721 - 19th Street, Room 427
Denver, CO 80202

U.S. Navy
Attn: Steve Chung, Plans & Liaison
Officer
1220 Pacific Highway
San Diego, CA 92132-5190

U.S. Marine Corps
Command Gen MCIWEST-MCB CamPen
Attn: A/CS, G7
Box 555010, Bldg 1160, Rm 280
Camp Pendleton, CA 92055-5246

Kern Audubon Society
Attn: Frank Bedard, Chairman
7612 Angela Ave
Bakersfield CA 93308

Los Angeles Audubon
926 Citrus Avenue
Los Angeles, CA 90036-4929

Center on Race, Poverty
& the Environment
5901 Christie Avenue, Suit 208
Emeryville, CA 94608

Center on Race, Poverty
& the Environmental
CA Rural Legal Assistance Foundation
1012 Jefferson Street
Delano, CA 93215

Defenders of Wildlife
P.O. Box 401
Folsom, CA 95763

California Farm Bureau
2300 River Plaza Drive, NRED
Sacramento, CA 95833

Native American Heritage
Council of Kern County
Attn: Gene Albitre
18169 Highway 155
Woody, CA 93287

Pacific Gas & Electric Co
Land Projects
650 "O" Street, First Floor
Fresno, CA 93760-0001

Sierra Club/Kern Kaweah Chapter
P.O. Box 3357
Bakersfield, CA 93385

Southern California Gas Co
35118 McMurtrey Avenue
Bakersfield, CA 93308-9477

Southern California Gas Co
Transportation Dept
P.O. Box 513249
Los Angeles, CA 90051

Verizon California, Inc.
Attn: Engineering Department
520 South China Lake Boulevard
Ridgecrest, CA 93555

Chumash Council of Bakersfield
2421 "O" Street
Bakersfield, CA 93301-2441

David Laughing Horse Robinson
P.O. Box 20849
Bakersfield, CA 93390

Kern Valley Indian Council
Attn: Robert Robinson, Chairperson
P.O. Box 401
Weldon, CA 93283

Kern Valley Indian Council
Historic Preservation Office
P.O. Box 401
Weldon, CA 93283

Santa Rosa Rancheria
Ruben Barrios, Chairperson
P.O. Box 8
Lemoore, CA 93245

Tejon Indian Tribe
Attn: Curtis Alcantar
4941 David Road
Bakersfield CA 93307

Kitanemuk & Yowlumne Tejon Indians
Chairperson
115 Radio Street
Bakersfield, CA 93305

Tule River Indian Tribe
Neal Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258

Terra-Gen Power, LLC
Randy Hoyle
11512 El Camino Real, Suite 370
San Diego, CA 92130-3025

Renewal Resources Group
Holding Company
Rupal Patel
113 South La Brea Avenue, 3rd Floor
Los Angeles, CA 90036

Leadership Counsel for Justice &
Accountability
Attn: Emma De La Rosa
1522 18th Street
Bakersfield, CA 93301

David Walsh
22941 Banducci Road
Tehachapi, CA 93561

Congentrix Sunshine, LLC
Rick Neff
9405 Arrowpoint Blvd
Charlotte, NC 28273

Fotowatio Renewable Ventures
Sean Kiernan
44 Montgomery Street, Suite 2200
San Francisco, CA 94104

EDP Renewables Company
North America, LLC
53 SW Yamhill Street
Portland, OR 97204

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

Structure Cast
Larry Turpin, Precast Sales Manager
8261 McCutchen Road
Bakersfield, CA 93311

Joyce LoBasso
P.O. Box 6003
Bakersfield, CA 93386

Wind Stream, LLC
Albert Davies
1275 - 4th Street, No. 107
Santa Rosa, CA 95404

Darren Kelly
Sr. Business Manager
Terra-Gen Power, LLC
1095 Ave of the Americas – FL 25, Ste A
New York, NY 10036-6797

Bill Barnes, Dir of Asset Mgmt.
AES Midwest Wind Gen
P.O. Box 2190
Palm Springs, CA 92263-2190

Sarah K. Friedman
Beyond Coal Campaign/Sierra Club
1417 Calumet Avenue
Los Angeles, CA 90026

Robert Burgett
9261 - 60th Street, West
Mojave, CA 93501

Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Pacific Gas and Electric Company
Electric Generation Interconnection
Department
P.O. Box 770000
Mail Code N9H
San Francisco, CA 94177

Wayne Mayes
Iberdrola Renewables
Dir Tech Serv
1125 NW Couch St, Ste 700, 7th Fl
Portland, OR 97209

Michael Strickler
Iberdrola Renewables
1125 NW Couch St, Ste 700, 7th Fl
Portland, OR 97209

Recurrent Energy
Seth Israel
300 California Street, 8th Floor
San Francisco, CA 94101-1407

Kate Kelly
Kelly Group
P.O. Box 868
Winters, CA 95694

Carol Lawhon
Association Executive, IOM
Tehachapi Area Assoc of Realtors
803 Tucker Road
Tehachapi, CA 93561

Matthew Gorman
The Gorman Law Firm
1346 E. Walnut Street, Suite 220
Pasadena, CA 91106

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Winston Solar Project by Winston Solar, LLC

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Andrea Calderon

Mailing Address: 2700 M Street, Suite 100

Phone: 661-862-5029

City: Bakersfield

Zip: 93301

County: Kern County

Project Location: County: Kern

City/Nearest Community: Buttonwillow

Cross Streets: 7th Standard Road and Wildwood Road

Zip Code: 93206

Longitude/Latitude (degrees, minutes and seconds): 35 ° 26 ' 25.8584 " N / 119 ° 26 ' 53.1083 " W Total Acres: 1,357

Assessor's Parcel No.: Multi

Section: Multi

Twp.: Multi

Range: Multi

Base: MDBM

Within 2 Miles: State Hwy #: Interstate 5

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: FSZ, WALUC**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☒ Power: Type Solar MW 200☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Battery Energy Storage System (BESS) - 200 MW / 1,600 MWh**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☐ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural, Greenhouse Gas**Present Land Use/Zoning/General Plan Designation:**

Undeveloped farm land / A (Exclusive Agriculture) & A-1 (Limited Agriculture) / 8.1 (Intensive Agriculture); 8.5 (Resource Management); 2.3 (Shallow Groundwater)

Project Description: (please use a separate page if necessary)

The proposed Winston Solar Project is a photovoltaic (PV) solar facility with associated infrastructure necessary to generate up to 200 megawatts (MW) of renewable electrical energy and up to 200 MW or 1,600 megawatt-hours (MWh) of battery energy storage, on approximately 1,357 acres across 15 privately-owned parcels, in an unincorporated area of western Kern County, California. The proposed project includes land-use entitlements for a Zone Classification Change (ZCC), three (3) Conditional Use Permits (CUP), two (2) General Plan Amendments (GPA), cancellation of a Farmland Security Zone Contract, and cancellation of three (3) Williamson Act Land Use Contracts from the Kern County Planning and Natural Resources Department.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>6</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>Central</u>
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>Fresno</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 22, 2026 Ending Date May 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Andrea Calderon

Digitally signed by Andrea Calderon
Date: 2026.04.16 13:52:22 -0700

Date: 4/22/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF PREPARATION

Winston Solar Project by Winston Solar, LLC

Zone Change Classification No. 27, Map 77
Conditional Use Permit No. 21, Map 77
Conditional Use Permit No. 20, Map 98
Conditional Use Permit No. 29, Map 99
General Plan Amendment No. 14, Map 77
General Plan Amendment No. 11, Map 99
Farmland Security Zone Contract Cancellation 25-02
Williamson Act Land Use Contract Cancellation 25-03
Williamson Act Land Use Contract Cancellation 25-04
Williamson Act Land Use Contract Cancellation 25-05

**PLN20-01432
(PP26402)**

LEAD AGENCY:



Kern County Planning and Natural Resources Department
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Introduction

Pursuant to the California Environmental Quality Act (CEQA), the Kern County Planning and Natural Resources Department (County) will initiate the preparation of an Environmental Impact Report (EIR) for the Winston Solar Project in the unincorporated area of western Kern County (County).

1. Project Description

1.1. Project Proposal

The project proposes to construct and operate a photovoltaic (PV) solar facility with the associated infrastructure necessary to generate up to 200 megawatts (MW) of renewable energy and up to 200 MW or 1,600 megawatt-hours (MWh) of battery energy storage system (BESS) on approximately 1,357 acres on privately-owned parcels in an unincorporated area of western Kern County, California. See **Figure 1, Vicinity Map** and **Figure 2, Aerial Map**.

The proposed project would include the installation of PV solar panels, a collection system, inverters, foundations, transformers, and a generation-transmission line to connect the proposed project to the existing Pacific Gas & Electricity (PG&E) Midway Substation. Other associated project infrastructure includes an operations and maintenance (O&M) facility, meteorological station, a BESS, collector substation, and laydown yards. The above-mentioned infrastructure are considered project characteristics and are described in further detail below in **Section 1.4, Project Characteristics**.

Power generated by the proposed project would be sold to California investor-owned utilities, municipalities, community choice aggregations, or other purchasers in furtherance of the California Renewable Energy Portfolio Standard.

At the end of the proposed project's anticipated operational life of up to 40 years, the project proponent would determine at that time whether the proposed project should be decommissioned and deconstructed or if it would seek an extension of its operation and the appropriate permitting pathways. If any portion of the proposed project site is decommissioned, all structures would be removed to facilitate conversion of the proposed project site to other uses in accordance with the applicable land use regulations in effect at that time.

The proposed project includes the following land-use entitlements from the Planning and Natural Resources Department:

- a. Zone Classification Change (ZCC No. 27, Map 77) from A-1 (Limited Agriculture) to A (Exclusive Agriculture), or a more restrictive zone district on approximately 464 acres.
- b. Conditional Use Permit (CUP No. 21, Map 77) to allow for the construction and operation of a PV solar facility with the associated infrastructure necessary to generate up to 200 MW of renewable energy and up to 200 MW or 1,600 MWh of BESS on approximately 1,047 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- c. Conditional Use Permit (CUP No. 20, Map 98) to allow for the construction and operation of a PV solar facility with the associated infrastructure necessary to generate up to 200 MW of renewable



energy and up to 200 MW or 1,600 MWh of BESS on approximately 75 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.

- d. Conditional Use Permit (CUP No. 29, Map 99) to allow for the construction and operation of a PV solar facility with the associated infrastructure necessary to generate up to 200 MW or renewable energy and up to 200 MW or 1,600 MWh of BESS on approximately 235 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- e. General Plan Amendment (GPA No. 14, Map 77) to the Circulation Element of the Kern County General Plan to remove future road reservations on the section and midsection lines within the project boundaries of Sections 25 and 36 of Township 28 South, Range 23 East of M.D.B.&M.
- f. General Plan Amendment (GPA No. 11, Map 99) to the Circulation Element of the Kern County General Plan to remove future road reservations on the section and midsection lines within the project boundaries of Section 6, Township 29 South, Range 24 East of M.D.B.&M.
- g. Cancellation of approximately 240 acres of active Williamson Act Land Use Contracts.
- h. Cancellation of approximately 235 acres of active Farmland Security Zone Contract

1.2. Project Location

The proposed project site is approximately 2 miles northeast of the unincorporated community of Buttonwillow, California in western Kern County. It consist of 15 parcels equaling approximately 1,357 acres within the U.S. Geological Survey Buttonwillow 7.5-minute topographic quadrangle, and in Sections 25 and 36 of Township 28 South, Range 23 East; Section 1 of Township 29 South, Range 23 East; and Section 6 of Township 29 South, Range 24 East of the Mount Diablo Base and Meridian (MDB&M). See Figure 3, *Assessor's Parcelization Map*. The boundary of the proposed project site is defined by the CUP boundaries. See **Figure 4**, *Proposed Project CUP Boundary*.

Regional access is from Interstate 5 (I-5), which is west of the proposed project site. Direct access to the proposed project site is from 7th Standard Road, Wildwood Road, Burbank Street, and Wasco Way.

1.3. Environmental Setting

The proposed project site is primarily undeveloped and on flat terrain, currently used for agricultural operations. Development in the area surrounding the proposed project site is primarily used for rural residential, agricultural, undeveloped land, and large-scale renewable energy purposes.

There are multiple sensitive receptors located within the proposed project's APNs that are planned as exclusion areas. The first sensitive receptor is a single-family home on APN 087-150-16, located west of Wildwood Road currently used for farmworker housing. The second sensitive receptor is a single-family home on APN 087-190-02, located west of Wildwood Road. The single-family home is the landowner's residence and office. The last sensitive receptors are located on parcels 087-190-03 and 087-190-04 and are currently used as farmworker housing, farm shops, and farming equipment storage. The nearest sensitive receptors located outside the proposed project's boundary are two single-family homes adjacent to the proposed project's site on APNs 087-190-14 and 087-190-15.



The proposed project site surrounds APN 087-190-09 to the north, east, and west. This parcel is owned by the Buttonwillow Improvement District, a water management division within the Semitropic Water Storage District. It consists of a waterway with unimpeded access via 7th Standard Road

The proposed project would be served by the Kern County Sheriff's Office (KCSO) for law enforcement and public safety, Kern County Fire Department (KCFD) for fire protection, and Kern County Medical Emergency Service for emergency medical and rescue services. The nearest KCSO substation that would serve the proposed project is located approximately 5 miles southwest from the proposed project site in the unincorporated community of Buttonwillow at 181 East 1st Street. The nearest KCFD (station 25) that would serve the proposed project is located approximately 5 miles southwest from the proposed project site also in the unincorporated community of Buttonwillow at 100 Mirasol Avenue. The nearest hospital is Dignity Health – Mercy Hospital Southwest located 23 miles southeast of the proposed project site at 400 Old River Road in the City of Bakersfield. The nearest school to the proposed project site is Buttonwillow Elementary School, located approximately 4 miles southwest at 42600 Highway 58 in Buttonwillow, California.

The nearest public airport is the Elk Hills-Buttonwillow Airport, located in Buttonwillow, California, approximately 10 miles southwest of the proposed project site west of Elk Hills Road, approximately 3 miles south of Highway 58. The proposed project site is not located within any safety or noise contour zones for this airport or within any designated airport land use plan areas.

The Federal Emergency Management Agency (FEMA) delineates flood hazard areas on its Flood Insurance Rate Maps (FIRMs). According to the FIRMs, the proposed project site is located within Zone X, which designates areas of minimal flood hazard and are determined to be outside of the 0.2% floodplain.

The proposed project site is partially located on lands designated by the Farmland Mapping and Monitoring Program as Prime Farmland, Farmland of Statewide Importance, Unique Farmlands, Grazing Land, Nonagricultural or Natural Vegetation, and Vacant or Disturbed Land. According to the California Department of Conservation (DOC), Prime Farmland is defined as land that has the best combination of physical and chemical characteristics for the production of crops. Farmland of Statewide Importance is defined as land other than Prime Farmland that has a good combination of physical and chemical characteristics for the production of crops. Unique Farmland is defined as land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance yet has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date.

The proposed project site is within Kern County Agriculture Preserves No 8. and No. 9. Additionally, approximately 235 acres (4 of the 15 parcels within the proposed project boundary) are subjected to Farmland Security Zone Contracts and approximately 240 acres (3 of the 15 parcels within the proposed project boundary) are subjected to active Williamson Act Land Use Contracts. See **Figure 5**, *Farmland Security Zone Contract Cancellation* and **Figure 6**, *Williamson Act Cancellation*.

The proposed project site is not located within a designated Mineral Resource Zone. However, there are several oil and gas wells located within the proposed project site as well as mineral rights holders that currently have active rights to mineral resources on several of the proposed project parcels. There are three "dry hole" exploratory wells dating back as far as 1942 that were never placed into production. A fourth well, located on the southernmost boundary of the proposed project site has been idle since 2009 and is intended to be plugged and abandoned. The idled well sits within a 0.3-acre development site, which is excluded from the proposed



project boundary. Development of the proposed project would include drilling areas of suitable size and at agreed upon locations to provide mineral access to mineral rights holders within the proposed project site.

The proposed project site is subjected to both the provisions of the Kern County General Plan (KCGP) and Kern County Zoning Ordinance (KCZO). It is designated by the KCGP as 8.1 (Intensive Agriculture – Minimum 20 Acre Parcel) and zoned by the KCZO as A (Exclusive Agriculture) and A-1 (Limited Agriculture). See **Figure 7**, *Existing General Plan Map Designations* and **Figure 9**, *Existing Zoning Classifications*.

Parcels zoned A (Exclusive Agriculture) are consistent with the General Plan Designations of the proposed project site per the Kern County General Plan Designations and Zone District Consistency Matrix of the Kern County General Land Use Element. Parcels zoned A-1 (Limited Agriculture) are not consistent with the General Plan Designations and will require a change in zone classification (see list of land-use entitlements above).

The parcels included in the proposed project are listed in **Table 1**, *Project Assessor Parcel Numbers, Zone Map, Existing Map Code Designations, Existing Zoning, Proposed Zoning, Williamson Act Status, Farmland Security Zone Status, and Acreage*.

Table 1, *Project Assessor Parcel Numbers, Zone Map, Existing Map Code Designations, Existing Zoning, Proposed Zoning, Williamson Act Status, Farmland Security Zone Status, and Acreage*.

APN	Zone Map	Existing Map Code Designation	Existing Zoning	Proposed Zoning	Williamson Act Status	Farmland Security Zone Status	Parcel Acreage
087-150-05	77	8.1	A	No Change	N/A	Active	19.55
087-150-06	77	8.1	A	No Change	N/A	Active	19.55
087-150-08	77	8.1/2.3	A	No Change	N/A	Active	76.37
087-150-15	77	8.1/2.3	A	No Change	N/A	Active	120
087-150-30	77	8.1/2.3	A	No Change	Active	N/A	80.15
087-150-31	77	8.1	A	No Change	Active	N/A	80.15
087-150-16	77	8.1/2.3	A	No Change	Active	N/A	80
087-190-02	77	8.1/8.5	A-1/A	A	N/A	N/A	416.06
087-190-03	77	8.1	A-1	A	N/A	N/A	40
087-190-04	77	8.1/2.3	A-1	A	N/A	N/A	40
087-190-06	77	8.1/2.3	A-1	A	N/A	N/A	75.18
100-010-21	98	8.1	A	No Change	N/A	N/A	75
103-030-35	99	8.1	A	No Change	N/A	N/A	78.69
103-030-37	99	8.1	A	No	N/A	N/A	75.76



				Change			
103-030-38	99	8.1	A	No Change	N/A	N/A	80.27
<p>Map Code Designations: 8.1 – Intensive Agriculture (Minimum 20 Acre Parcel); 8.5 – Resource Management (Minimum 20 Acre Parcel); 2.3 – (Shallow Groundwater).</p> <p>Zoning Classification: A (Exclusive Agriculture); A-1 (Limited Agriculture).</p>							

1.3.1 Surrounding Land Uses

Existing land uses surrounding the proposed project site consist largely of agriculturally zoned parcels, which are sparsely occupied by farming or rural residential uses. The primary designations surrounding the proposed project site is 8.1 (Intensive Agriculture – Minimum 20 Acre Parcel) and the surrounding zoning classifications are zoned A (Exclusive Agriculture) and A-1 (Limited Agriculture). See **Table 2, Project Site and Surrounding Property's Land Use, General Plan Map Code Designations, and Zoning.**

Table 2, Project Site and Surrounding Property's Land Use, General Plan Map Code Designations, and Zoning

Location	Existing Land Use	Existing General Plan Map Code Designations	Existing Zoning
Project Site	Active Agriculture, Grazing, Rural Residences	8.1 (Intensive Agriculture / Min. 20 Acre Parcel); 8.5 (Resource Management (Min. 20 Acre Parcel)	A (Exclusive Agriculture) A-1 (Limited Agriculture)
North	Active Agriculture, Rural Residences	8.1 (Intensive Agriculture / Min. 20 Acre Parcel)	A (Exclusive Agriculture)
East	Active Agriculture, Rural Residences	8.1 (Intensive Agriculture / Min. 20 Acre Parcel)	A (Exclusive Agriculture)
South	Active Agriculture	8.1 (Intensive Agriculture / Min. 20 Acre Parcel)	A (Exclusive Agriculture)
West	Active Agriculture, Interstate 5	8.1 (Intensive Agriculture / Min. 20 Acre Parcel) 8.1/2.3 (Intensive Agriculture / Shallow Groundwater)	A (Exclusive Agriculture)



1.4. Project Characteristics

The proposed project facilities would include the following components, which are described in greater detail below, and shown on **Figure 11, Proposed Site Plan**:

- Installation of up to 200 MW of solar PV modules, mounted on a single-axis racking system;
- Installation of a BESS facility and accessory infrastructure that would provide energy storage capacity of up to 200 MW or 1,600 megawatt-hours (MWh) for the electrical grid;
- Collection Systems (underground and overhead), Inverters, and Transformer Systems;
- Collector Substation;
- Generation-transmission Line;
- Meteorological Station;
- O&M Facility;
- Site Access and Security; and
- Stormwater Management.

Specifications surrounding the selection (manufacturer) of modules, racking, battery energy storage system (BESS), and inverters (among other materials) may have an ultimate impact on the internal layout of the array and BESS and placement of various elements within the project fencing and setbacks resulting in modifications that would be substantially consistent with the proposed site plan. The proposed project is designed to account for the maximum footprint and impacts to conservatively assess potential effects.

1.4.1 Solar PV Modules

The proposed project would be constructed using PV modules made of thin-film, polycrystalline silicon, or other commercially common PV technology. The modules would be manufactured at an offsite location and transported to the proposed project site. The dimensions of the modules will depend on the specific technology and selected manufacturer. The PV modules would be mounted on single-axis horizontal tracker mounting systems that rotate the modules throughout the day, tracking the sun and maximizing electrical generation. Longer trackers are preferred for efficiency, but trackers of various sizes may be used to optimize the site design. The current site design contemplates trackers up to 350 feet long and capable of holding 87 modules. Tracking panels would typically be stowed at maximum tilt during the night or as operational conditions warrant. The panels would be installed on racking systems supported by steel posts or piles driven directly into the ground without need for concrete foundations.

The proposed project would use solar panels that have a low profile and non-reflective coatings to minimize visual impacts, such as glare. The maximum height of the panels would be approximately 16 feet, and the bottom of the panels would be a minimum of 12 inches above the ground. Spacing between each row would be approximately 11 to 19 feet to allow access for maintenance and cleaning.

1.4.2 BESS Facility

The BESS facility would use proven battery storage modules and state-of-the-art storage technologies such as Lithium Ion, Sodium-Sulphur, iron-flow, or Vanadium-Redox-Flow batteries manufactured and supplied



by established battery manufacturers. The BESS facility would either be constructed as a separate, stand-alone area within the proposed project boundary, or the energy storage units may be distributed among the solar arrays.

If constructed as a stand-alone area, the BESS would occupy an area of up to 15 acres. The BESS area would be separately fenced and include self-contained battery storage modules placed in racks, switchboards, integrated heating, ventilation, and air conditioning units, inverters, transformers, and controls in prefabricated metal containers or in a building. The actual dimensions and number of energy storage modules and structures would vary depending on the application, supplier, and configuration chosen, as well as an off-taker/power purchase agreement requirements and County building standards.

The BESS facility would be unmanned, remotely controlled, and periodically inspected for maintenance purposes. Additionally, it would be designed in accordance with all applicable codes and regulatory standards.

1.4.3 Collection System, Inverters, and Transformer Systems

Power from the panels on multiple trackers is combined at the power conversion systems (PCS), where the direct current (DC) power is converted to alternating current (AC) by an inverter and increased in voltage to 34.5kV (also referred to as “medium voltage”) by a step-up transformer before being transmitted to the substation by way of the medium voltage collector system.

The PCS electrical equipment enclosures are to be rated for outdoor exposure. Electrical equipment including the PCS is to be constructed on steel piles, or concrete pads, or footings.

The medium voltage collector system lines may be overhead, underground, or a combination of both. Aboveground collector lines would be supported on wood or metal poles up to 75 feet in height. Where the collection system crosses existing electric lines, right-of-way crossings will be either overhead if clearances allow or underground. Underground crossing may include conduit or be installed using conductor rated for direct burial.

1.4.4 Collector Substation

The proposed project will have its own onsite, high voltage substation. The substation will be located at the southern end of the project and would occupy approximately three (3) acres. The substation would be separately fenced to provide required security around the high voltage electrical equipment. The onsite substation area may include one or more 115-kV transformers, transformer fluid containment area, circuit breakers, capacitor banks, lightning protection, and metering and control enclosure(s).

Each high voltage transformer would contain dielectric fluid formulated from mineral oil or plant-derived natural esters. Breakers would be filled with sulfur hexafluoride gas as an insulator. To provide onsite containment in the event of a transformer leak, a transformer fluid containment area would be installed. Containment would be provided by either a pit design or/and impermeable membrane liner covered with gravel and would include a drain with a normally closed drain valve. The containment system would be designed to accommodate the volume of the dielectric fluid (mineral oil) in the transformer(s), plus an allowance for precipitation from major storm events.



1.4.5 Generation-transmission Line

The 115-kV generation-transmission (gen-tie) line would originate at the proposed project substation, extending south across Interstate 5, running parallel with Wasco Way for approximately 2.2 miles before terminating at the existing PG&E Midway Substation. The gen-tie line would be installed within an easement across privately owned parcels.

An alternative location for the section of gen-tie line between Interstate 5 and the Midway Substation is within an existing easement corridor adjacent to Wasco Road and used by PG&E for an overhead electrical distribution line. The PG&E electric line would be placed underground and the gen-tie constructed aboveground within the same corridor. Use of the easement corridor would require a franchise agreement with Kern County.

The gen-tie line would be above ground and installed on power pole structures with a maximum height of 150 feet. The power pole structures would be steel or wood and capable of carrying one or more electrical circuits. One or more optical power ground wires (OPGW), or similar telecommunication connection, for primary communication between the proposed project substation and Midway Substation would also be mounted on the gen-tie poles. Underground and overhead fiber optic lines may also be installed between the project substation and Midway Substation for communication purposes.

1.4.6 Meteorological Station

The proposed project would install both temporary and permanent solar meteorological stations (SMS) to gather information on air temperature, wind direction and speed, precipitation, soiling, solar cell temperature, and solar irradiance. It is anticipated that up to four (4) SMS would be installed on the proposed project site. Temporary SMS may be installed in advance of construction to provide weather and irradiance data to assist in project design. At the time of construction, the temporary SMS will be removed and replaced with the permanent SMS.

Each temporary SMS will consist of either driven post or surface-mounted tripod containing meteorological instrumentation and communication equipment and may include a solar panel to provide power. The maximum height is approximately 10 feet. A six-foot high chain-link fence, topped with barbed wire, will be used to secure the SMS from theft or tampering.

The permanent SMS will be mounted on poles located at multiple locations within the solar array. The SMS towers will not exceed 14 feet in height.

1.4.7 O&M Facility

The proposed project includes an O&M facility that will be located on the southwest portion of the project site on the west side of Wasco Way. The O&M facility would consist of an O&M building, parking area, and other associated facilities, such as above ground water storage tanks(s), sanitary septic system, security gate, communication enclosures, storage containers, storage area, trash containers, signage, and flagpoles. The O&M facility would be permanent and house administrative, operational, and maintenance equipment as well as accommodate full-time staff. The O&M facility would also include a designated area for the storage of hazardous materials routinely used during project maintenance, such as paints, solvents, oil and grease. The O&M building would be up to 2,000 square feet with a height of approximately 13 feet. The project may also use stand-alone, steel shipping containers (e.g., Conex boxes) or similar modular containers for the storage of parts and equipment.



1.4.8 Site Access and Security

Construction and operation traffic would access the proposed project site via Interstate 5 (I-5) to 7th Standard Road with site access points at Burbank Street, Wildwood Road, and Wasco Way. Driveways and parking lot entrances would be constructed in accordance with Kern County improvement standards. Any off-site roadway improvements would be constructed in conformance with Caltrans and/or County codes and regulations, as necessary and applicable.

Security at the proposed project site would be achieved through a combination of fencing, lighting, security patrols, and/or electronic security systems.

The proposed project would be secured with approximately 6 to 7-foot-high fences with the top 1-foot being three-strand barbed wire. The fence will be chain link or other wire style. The bottom of the perimeter fence will either have a 4- to 6-inch continuous gap (as measured from ground level) or portals (sized 4 inches by 6 inches, spaced no more than 50 feet apart) around the entire perimeter of the site to allow for and maintain wildlife passage through the proposed project site. Substation fencing will not include design features that would allow wildlife passage. Fence posts would be capped to prevent trapping of birds.

Controlled access gates would be located at the driveways. Access gates would be located at specific locations along the perimeter fences, as required, allowing maintenance and security crew access to all portions of the proposed project site. A security system would also be installed to allow for remote monitoring of the proposed project site.

Signage identifying the facility owner, operator, and emergency contact information would be installed on the perimeter fence near the main entry gate. Additional, smaller-scale signs would be posted at emergency entrances and along the fenced perimeter indicating "No Trespassing" and "Private Property". Safety signs, such as those warning of "High Voltage" will also be included along the perimeter fence as needed for compliance with electrical building codes.

Permanent lighting would be provided within the O&M facility area, the substation, and at select entrance gates. All lighting would be shielded to direct light downward. Lighting for outdoor locations would be controlled from local switches or photoelectric controllers to ensure lights are only used when needed. Portable lighting may be used throughout the proposed project site by the plant operation and maintenance staff on an as-needed basis by Kern County Ordinance (Chapter 19.81) - Outdoor Lighting-Dark Skies requirements.

During proposed project operation, security monitoring would occur 24 hours a day. Should the security system detect the presence of unauthorized personnel, the project manager or delegate would verify the appropriate response, and the local authorities would be notified if necessary. A Knox-Box, or similar, approved device, containing keys for the proposed project would be installed to permit emergency access to the proposed project site.

1.4.9 Stormwater Management

The proposed project site will include detention or retention ponds for the management of stormwater runoff. The size and location of these features will be determined at final design in accordance with Kern County requirements and as informed by the results of hydrological analyses prepared as part of the environmental review process.



1.5 Construction Activities

The construction period for the proposed project is expected to last for approximately 18-24 months and would proceed following receipt of all permits and agency approvals. Construction of the proposed project would include the following activities:

- Site Preparation
- Project Installation
 - Overhead or Underground Cable
 - PV Modules
 - PCS and other electrical equipment on skids
 - Concrete pads, steel piles, or precast vault foundations for PCS or other electrical equipment
 - Collection system poles and lines and/or burial of collection lines
 - Concrete for the footings, foundations, pads for the transformers, substation equipment, and the O&M building
 - Paving of the O&M driveway and parking area and driveway aprons
 - Gen-tie line and connection;
- Testing, Commissioning, and Cleanup

1.5.1 Schedule and Workforce

The onsite construction workforce will consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The maximum onsite construction workforce for the proposed project is anticipated to total up to 600 personnel.

Construction will generally occur between 6:00 a.m. and 7:00 p.m., Monday through Friday. Non-daytime work hours and work on weekends may be necessary to make up schedule deficiencies, or to complete critical construction activities. During periods of hot weather, it may be necessary to start work earlier to avoid work during high ambient temperatures. Further, construction requirements will require some nighttime activity for installation, service or electrical connection, inspection and testing activities. Nighttime activities will be performed with temporary lighting, which will be directed downward to minimize impacts to neighboring properties and wildlife in the vicinity.

Construction traffic would access the proposed project site from 7th Standard Road, Wildwood Road, Burbank Street, and Wasco Way. Vehicles entering the construction area would be limited to a speed of 15 miles per hour and covered as needed when transporting dirt, sand, or loose materials.



1.5.2 Site Preparation

Construction activities would include mowing, clearing, excavation, and grading. All applicable local, state, and federal requirements and best management practices (BMPs) would be incorporated into site preparation and construction activities at the proposed project site.

Noise-generating construction activities would follow the construction hours noted above. Stationary equipment and machines with the potential to generate a significant increase in noise or vibration levels would be located away from noise receptors to the extent feasible. Initial work on the proposed project site would involve preparing the land for installation of arrays, possible energy storage facility, related infrastructure, access driveways, and laydown areas. The construction contractors would be required to incorporate BMPs consistent with the Kern County zoning ordinance as well as guidelines provided in the California Stormwater Quality Association's Construction Best Management Practice Handbook (CASQA 2023), including preparation of a Stormwater Pollution Prevention Plan (SWPPP) and soil erosion and sedimentation control plan. Prior to initial construction mobilization, preconstruction surveys would be performed, and sediment and erosion controls would be installed in accordance with the approved SWPPP.

Site preparation would be consistent with Kern County BMPs and San Joaquin Valley Air Pollution Control District rules for dust control. The proposed project would use construction techniques that minimize soil disturbance to limit exposure of *Coccidioides immitis* fungus spores that cause Valley Fever. These techniques may consist of awareness training, stabilization of all spoil piles by tarping or other methods, keeping break areas clean and protected from sources of dust, keeping workers upwind of dust-producing activities when feasible, and providing personal protective respiratory equipment.

Site preparation would involve the removal and proper disposal of existing vegetation and debris that would interfere with project construction or the health and safety of onsite personnel. Dust-minimizing techniques would be employed, such as maintaining natural vegetation where possible and applying dust suppressants. Grading would be minimal as the sites are already flat, not requiring import or export of soil. It would not take place during periods of high winds (over 20 miles per hour), and watering active construction areas would occur based on the type of operation, soil, and wind exposure. Installation of security fencing would occur concurrent with site prep. Interior access roads consisting of compacted native soil would also be constructed during site prep.

Trenching would be required for placement of underground cable and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment, and water trucks. After preparation of the proposed project site, foundations for the proposed project's structures would be prepared per geotechnical engineer recommendations.

1.5.3 Project Installation

Structural support for the solar arrays would be provided by galvanized steel piles driven directly into the ground without the use of concrete foundations. Pile locations would be surveyed and marked in advance based on the engineered array layout, with equipment utilizing GPS positioning to ensure accurate placement and alignment. Piles would be installed using self-propelled hydraulic or vibratory pile-driving machines. Each pile would be advanced to the required embedment based on site-specific soil conditions and structural engineering specifications. Where shallow rock, hardpan, or other subsurface conditions preclude direct pile driving, alternative methods such as helical piles or concrete spread-foot foundations may be used in localized areas.



Following pile installation, torque tubes, drive arms, and bearing assemblies comprising the single-axis tracker system would be assembled and attached to the driven piles. PV modules would then be mounted to the tracker racking structure and electrically connected using pre-terminated DC cabling routed along the underside of the racking. Underground DC collection cables would be installed in trenches connecting tracker rows to the power conversion shelters (PCS) distributed across the Project site. The PCS are largely modular units that would be installed on compacted soil/rock or concrete foundations. Trenches would be backfilled, compacted and the surface restored to finished grade.

If overhead medium-voltage collection lines are used, wood or steel poles are set using truck-mounted auger rigs or crane-assisted pole trucks. Augured holes are drilled to depths typically ranging from 8 to 14 feet depending on soil conditions and pole height. Poles are set, backfilled, and tamped, and conductor stringing follows after poles are plumbed and hardware installed.

The proposed project substation requires compaction to a specified density, which may require the importation of structural fill. Following compaction, the substation ground grid – a mesh of bare copper conductors buried at shallow depth – is installed across the substation footprint. Concrete equipment pads and foundations are then poured for transformers, switchgear, and control buildings, followed by installation of the steel structures, bus work, and equipment. The substation area would be finished with a layer of crushed rock.

The gen-tie line connecting the proposed project's substation to the PG&E-owned Midway substation requires installation of steel lattice or tubular steel monopole transmission structures at intervals determined by span length and conductor loading. Foundation installation begins with large-diameter augering, using crane-mounted or dedicated foundation drilling equipment, to depths ranging from 15 to 30 feet, depending on soil conditions, structure height, and engineering loads. Concrete foundations are formed, leaving an interface that provides the attachment interface for the tower. Tower erection is performed by crane, with lattice structures assembled in sections on the ground and lifted into place, or in the case of monopoles, set as a single shaft or in stacked sections. Hardware, insulators, and conductor attachment points are installed before stringing crews pull conductor between structures.

The O&M building would be constructed on a concrete foundation. The building will include a parking area of compacted rock or asphalt. The main project driveway and other project access ways from county roads will be paved consistent with county encroachment standards.

Typical construction equipment during these phases would include flatbed and lowboy trucks for delivery of piles, modules, and major equipment; forklifts and telescoping material handlers for module staging, unloading, and placement; dedicated solar pile drivers and excavators; trenching machines for underground electrical conduit and cable installation; and motor graders, compactors, and water trucks for access road construction, site grading, and dust control.

1.5.4 Testing, Commissioning, and Cleanup

After each major electrical system component is completed, including interconnection, high-voltage transmission, electrical collection system, and the solar arrays, the system would be thoroughly inspected and tested to ensure it is ready to carry energy. The system would then be energized, and additional testing would be done to ensure safe operation.

During construction, the proposed project site would be kept as clean as possible. After construction is complete, all waste, debris, and construction equipment will be removed for disposal.



1.5.5 Construction Water Use

During project construction, water would be required for common construction-related purposes, including but not limited to dust suppression, soil compaction, and grading. Dust-control water may be used for ingress and egress of onsite construction vehicle equipment traffic and other construction purposes. A sanitary water supply would not be required during construction because restroom facilities would be provided by portable units to be serviced by licensed providers.

Construction activities for the proposed project are anticipated to require up to 400 acre-feet of water. Construction water will be supplied by existing onsite agricultural wells, irrigation canals operated by the Semitropic Water Storage District, or trucked in from offsite sources. Temporary aboveground water storage tanks may be used to store water used for construction onsite. Water storage tanks for domestic water may also be installed onsite.

1.5.6 Construction Electrical Supply

Power required for construction activities would be provided via portable generators or temporary service from local distribution lines. Generators used onsite for construction would abide by California Air Resources Board and San Joaquin Air Pollution Control District regulations.

1.6 Project Operations

Once fully operational, the proposed project would operate year-round and generally be limited to the following activities:

- Cleaning of PV Panels;
- Monitoring and Reporting Electricity Generation;
- Providing Site Maintenance (Mowing and Vegetation Control)
- Providing Site Security; and
- Repair and Facility Maintenance (PV Modules, BESS, Collector Substation, Generation-transmission Line, and other project facilities)

1.6.1 Schedule and Workforce

It is expected that operation of the project would require a workforce of up to 3-5 full-time equivalent staff on a daily basis to monitor operations and conduct preventative and corrective maintenance. Larger crews of up to 10 workers would be required on occasion to perform other tasks such as equipment maintenance or replacement. This workforce would include administrative and management personnel, operators, security (up to 24 hours, 7 days per week) and maintenance personnel.

1.6.2 Operational Water Usage

During operations, the proposed project is expected to require an average of up to 10 acre-feet per year of non-potable water for PV panel washing, non-potable uses at the O&M building and other uses as needed (e.g., dust control). PV panel washing is anticipated to occur approximately once per year on average, though washing events will be conducted on an as-needed basis depending on dust accumulation and generation performance. Water would be supplied by existing wells on the project site capable of producing



more than 1,000 gallons per minute. If potable water cannot be provided by onsite wells, it would be provided by a commercial service. Water for fire protection would be stored in above-ground tanks as required by building and fire codes.

1.6.3 Operational Electrical Supply

Power for O&M activities would be provided by the electrical generation from the proposed project, supplied by the local power provider or, in rare instances, via portable generators. The proposed project would require power for the electrical enclosures, collector substation equipment, tracker motors (if non-self-powered single-axis trackers are used), BESS, and for nighttime directional lighting. Batteries in the collector substation buildings would supply backup power for the protection of equipment. In the event emergency backup generators are required for the project facilities, such as collector substation and the BESS, then diesel-powered generators would meet applicable best available control technology and be operated in accordance with applicable California Air Resources Board and San Joaquin Air Pollution Control District rules and regulations.

1.7 Decommissioning

The proposed project is anticipated to be in commercial operation for approximately 40 years from the commencement of operations, with a potential for continued use subject to the relevant County permitting requirements at the time. Decommissioning and site reclamation would occur at the end of the project's permitted operation and activities are expected to require a smaller workforce than construction, and to take approximately 24 months to complete.

The proposed project would be de-energized before removal, salvaged (where possible), and shipped off-site to be recycled or disposed of at an appropriately licensed disposal facility. Once the solar modules are removed, the racks would be disassembled, and the structures supporting the racks would be removed. Site infrastructure would be removed, including fences, and concrete pads that may support the inverters, transformers, and related equipment, would also be removed. The demolition debris and removed equipment may be cut or dismantled into pieces that can safely be lifted or carried by standard construction equipment. The fencing and gates would be removed, and all materials would be recycled to the extent feasible.

The proposed project site would be returned to a stable condition comparable to pre-project conditions in accordance with applicable land use regulations in effect at that time via the implementation of a County-approved Decommissioning Plan. The plan, when final and following County approval, would provide for pre-decommissioning activities; removal of above- and below-ground facilities; and management, disposal, and recycling of debris with the remainder disposed of in landfills in compliance with all applicable laws. Post-demolition site restoration activities would restore pre-project topographical contours as required based on expected future use of the site and could include disking to loosen compacted soils and revegetation with broadcast of a rangeland seed mix of grasses and forage crops if required.

1.8 Applicant Provided Project Objectives

State CEQA Guidelines Section 15124(b) requires that a project description include clearly written statement of the objectives sought by the proposed project. The statement of objectives should include the underlying purpose of the proposed project and may discuss their benefits. The following are the project proponent's objectives for the proposed project:



- Construct an approximately 200 MW PV solar generation facility with 200 MW of BESS to assist the State of California in achieving its Senate Bill (SB) 100 Renewable Portfolio Standard (RPS) targets by providing a significant new source of renewable energy and battery energy storage.
- Locate the solar generation facility on disturbed land in western Kern County in proximity to available interconnection of existing electrical transmission system.
- Make productive use of land that would otherwise be retired due to constraints on irrigation water use and become an economic burden on the community.
- Minimize environmental and natural resource impacts by locating the project on previously disturbed agricultural lands, avoiding pristine biological habitat areas, and utilizing solar technology that is proven, efficient, easily maintained, and environmentally sound.
- Assist the State to achieve and comply with greenhouse gas emissions (GHG) reduction goals established in the 2006 Global Warming Solutions Act (Assembly Bill [AB] 32), as amended by Senate Bill 32 in 2016, and reduce California's GHG emissions in the electric sector by 50% from 2015 levels and 61% from 1990 levels by 2030, as recommended by California Public Utility Commission guidance.
- The project would further support the County's energy policy goal to contribute to California's long-term renewable energy development and GHG reduction.

1.9 Proposed Discretionary Actions/Required Approvals

The Kern County Planning and Natural Resources Department, as the CEQA Lead Agency (per CEQA Guidelines Section 15052) has primary responsibility for the Winston Solar Project by Winston Solar, LLC. To implement this proposed project, various discretionary and ministerial permits/approvals may be required, including but not necessarily limited to the following:

- **Federal**
 - U.S. Fish and Wildlife Service Incidental Take Permit and Habitat Conservation Plan (If required)
 - U.S. Army Corps of Engineers Section 404 Permit (if required)
- **State**
 - California Public Utilities Commission
 - Approval under General Order 131-E (if required)
 - Public Utilities Crossing/Encroachment Agreements
 - Section 851 Permit
 - California Department of Fish and Wildlife
 - Section 1600 et seq. permits – Streambed Alteration Agreements (If required)
 - Section 2081 Permit – Incidental Take Permit – State listed endangered species (If required)



- California Department of Transportation
 - Right-of-Way Encroachment Permit (if required)
 - Permit for Transport of Oversized Loads (if required)
- Central Valley Regional Water Quality Control Board (RWQCB)
 - Waste Discharge Requirements
 - Regional Water Quality Certification – 401 Permit (If required)
 - National Pollution Discharge Elimination System (NPDES) Construction General Permit
 - General Construction Stormwater Permit (Preparation of a SWPPP)
- **Local**
 - County of Kern
 - Certification of Final Environmental Impact Report
 - Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations
 - Adoption of Mitigation Monitoring and Reporting Program
 - Approval of Zoning Classification Changes
 - Approval of Conditional Use Permits
 - Approval of Amendments to the Kern County General Plan
 - Approval of Farmland Security Zone Contract Cancellation
 - Approval of Williamson Act Land Use Contract Cancellations
 - Approval of Kern County Grading and Building Permits
 - Approval of Kern County Encroachment Permits
 - Approval of Kern County Franchise Agreements
 - Approval of Kern County Easements and Licenses
 - Approval of Kern County Fire Safety Plan
 - Approval of Hazardous Materials Business Plan
 - San Joaquin Valley Air Pollution Control District
 - Authority to Construct (ATC)
 - Approval of Fugitive Dust Control Plan
 - Permit to Operate (PTO)

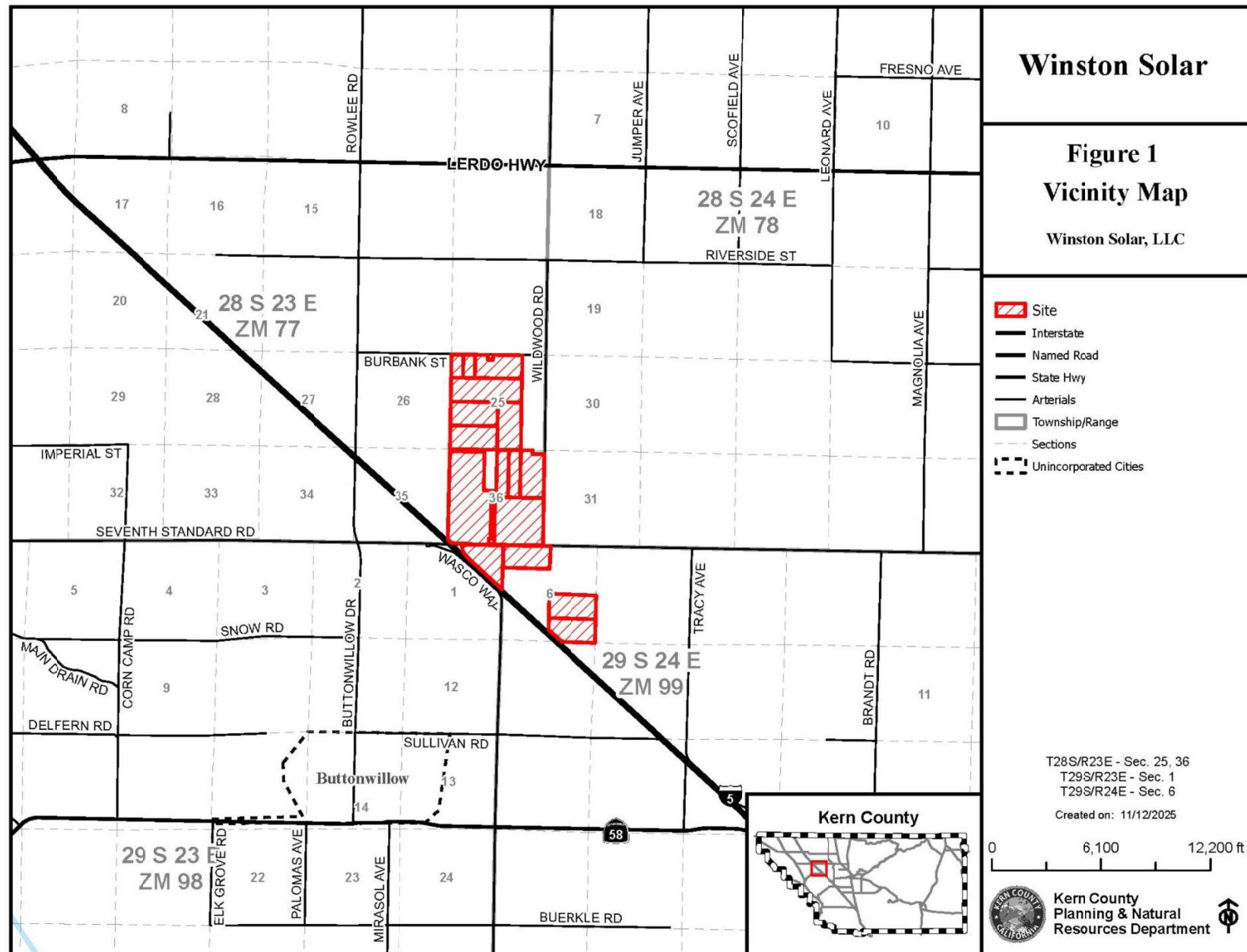


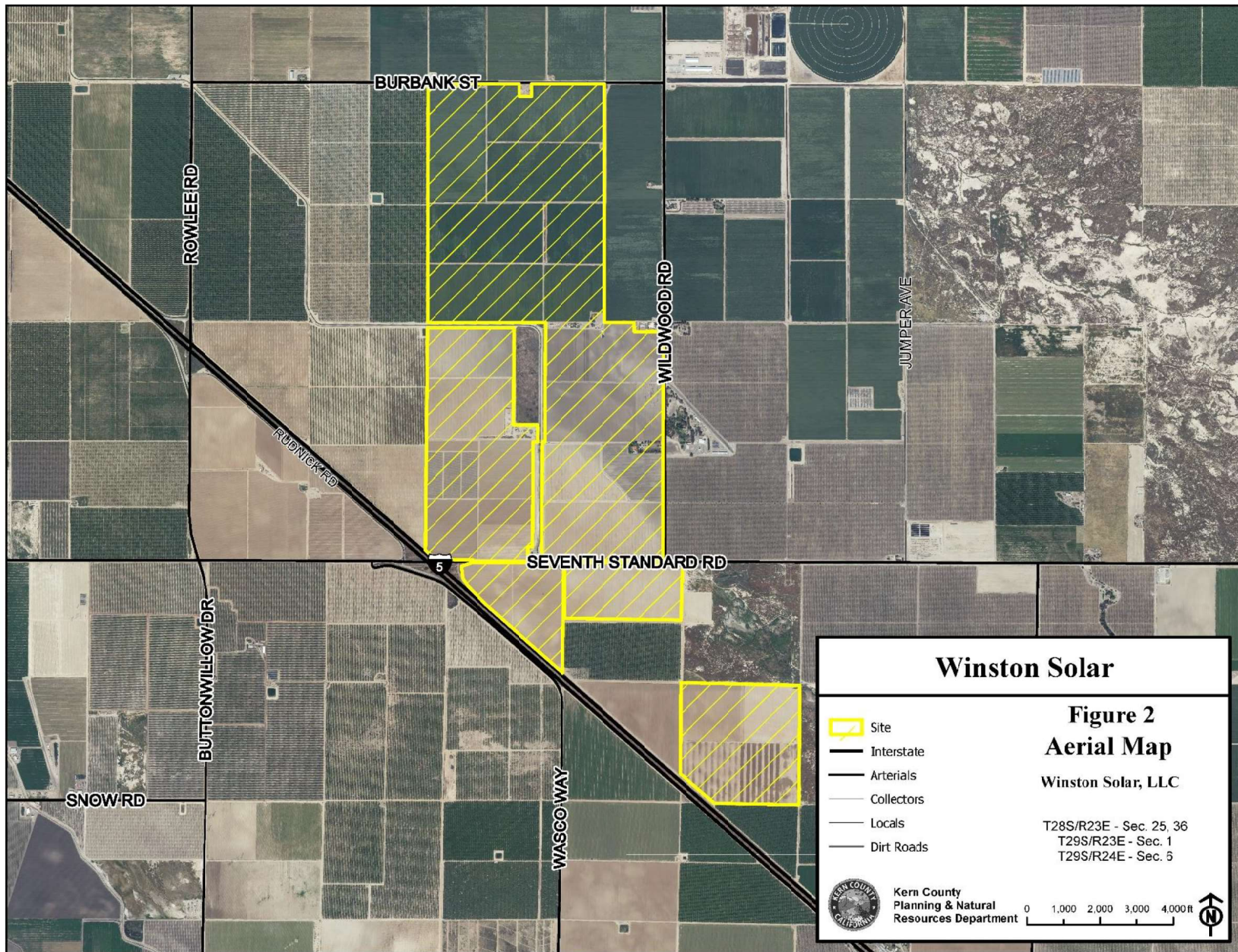
- Other permits as required

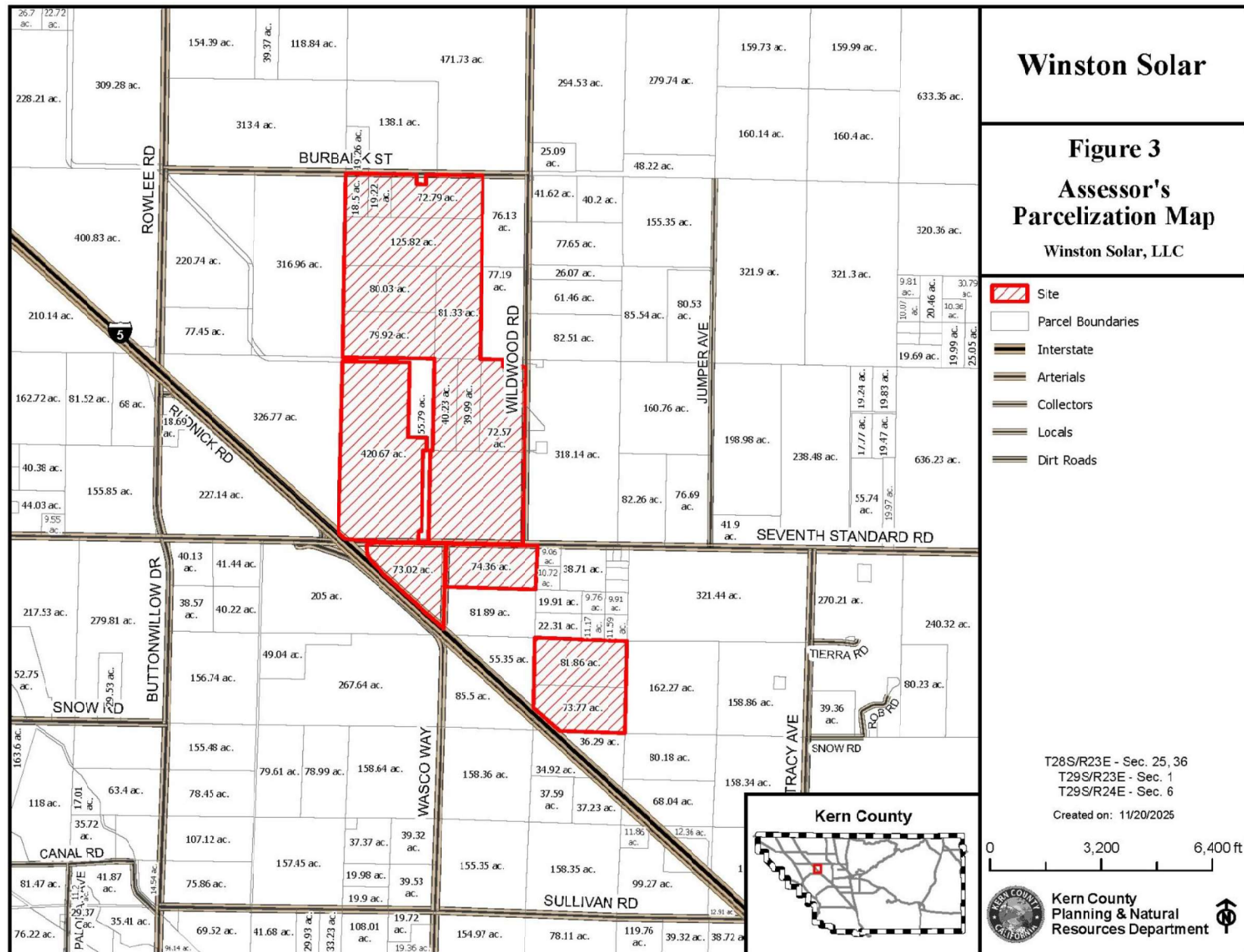
The preceding discretionary actions/approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approvals required. Other additional permits or approvals from responsible agencies may ultimately be required to implement the proposed project.

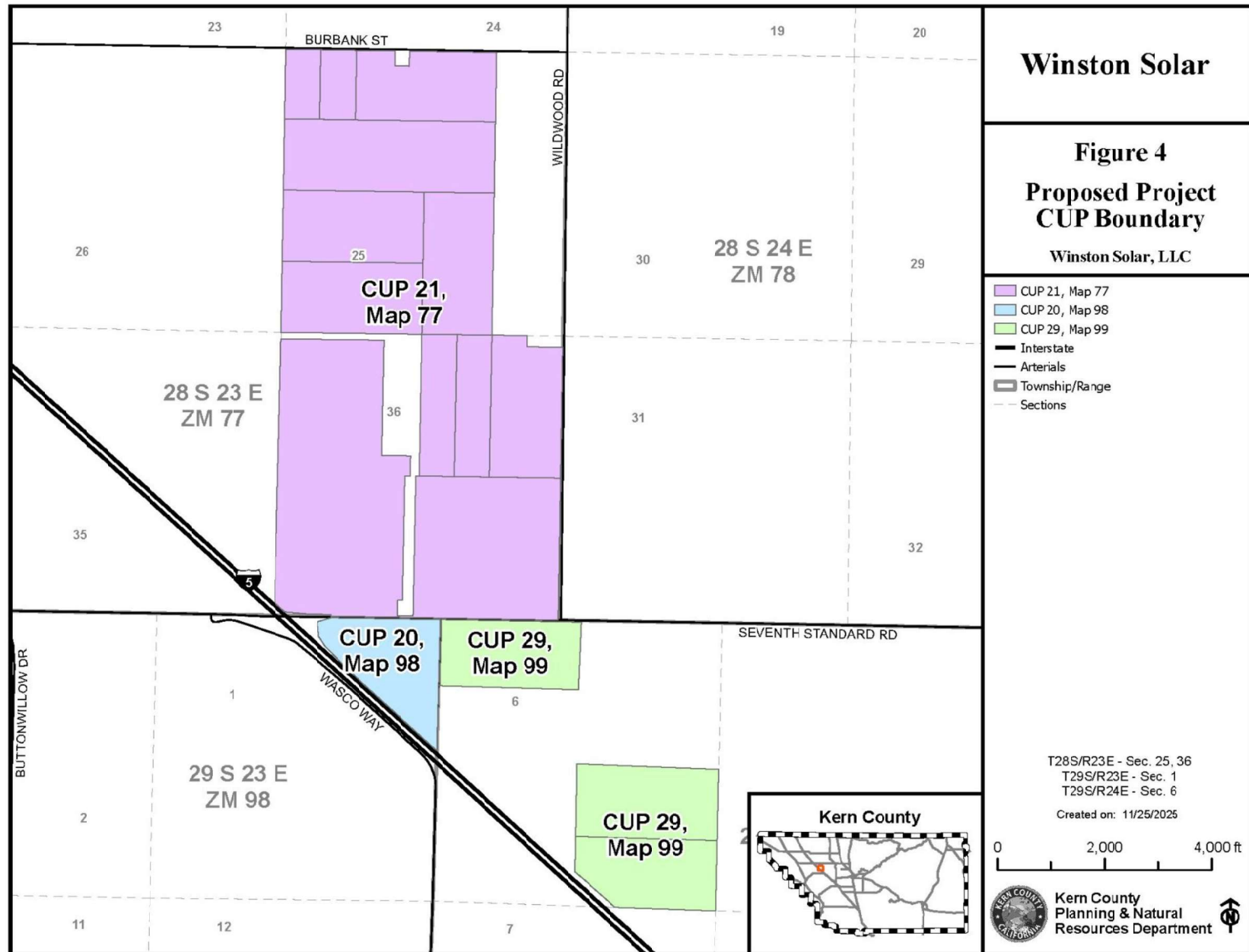


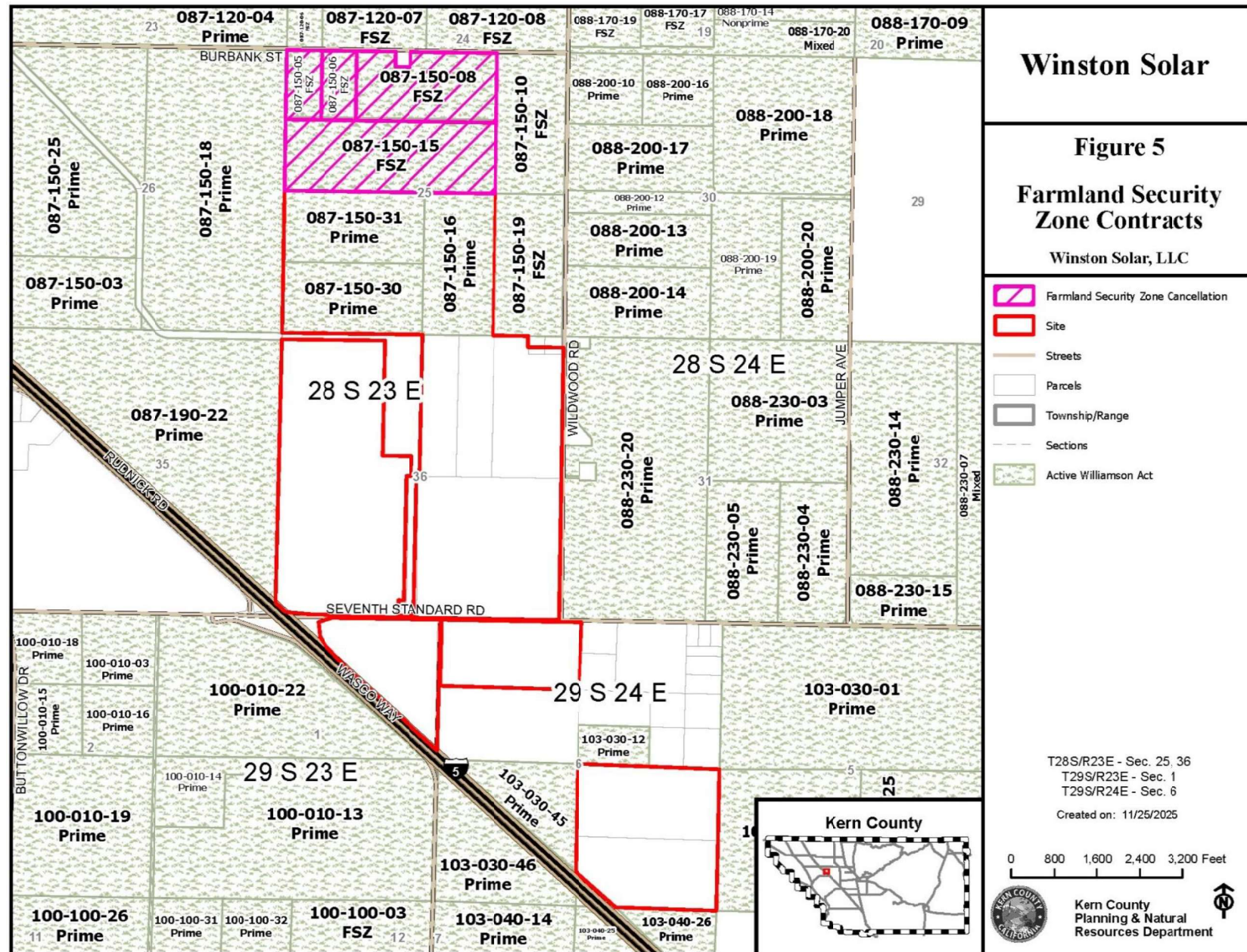
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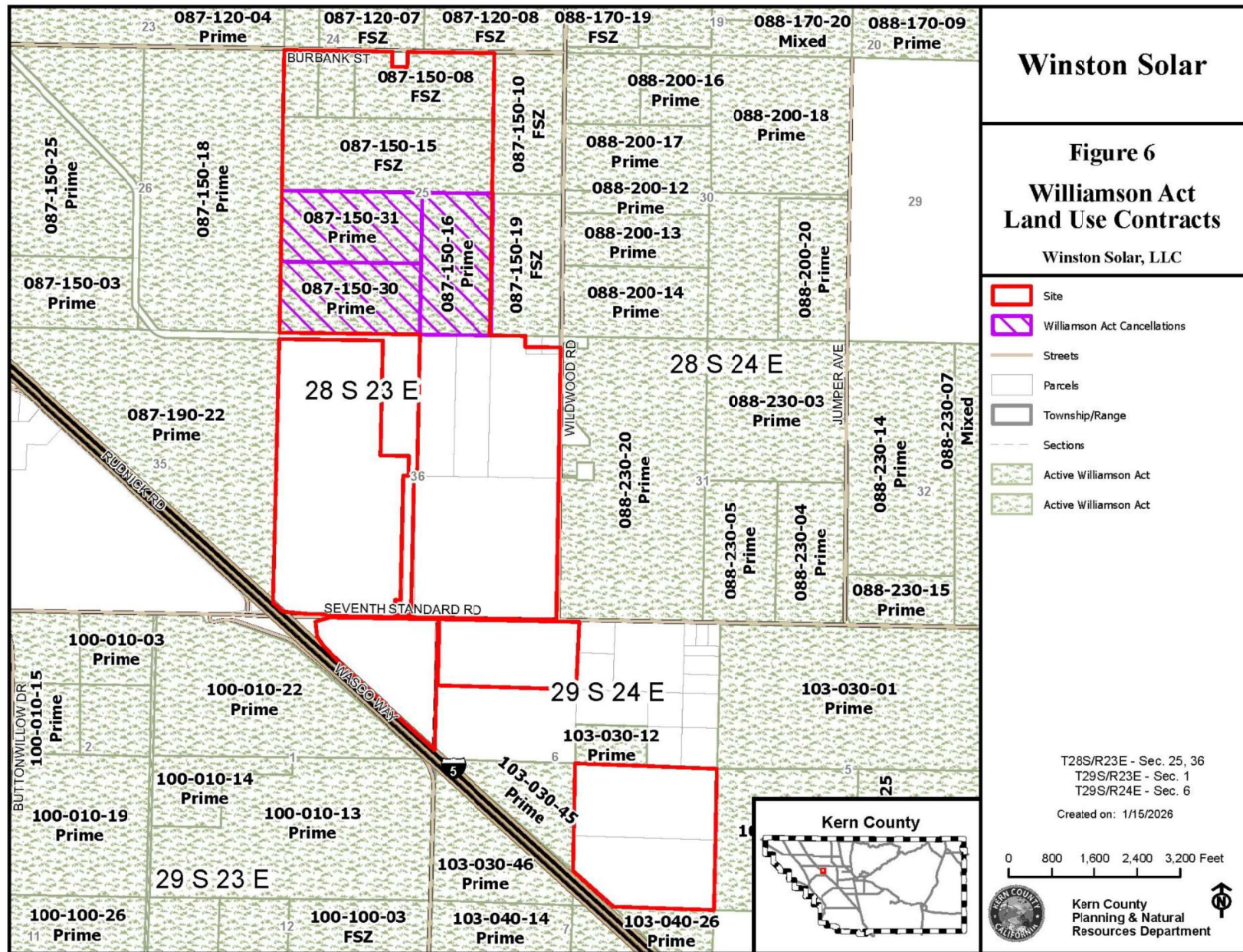


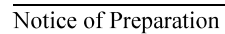


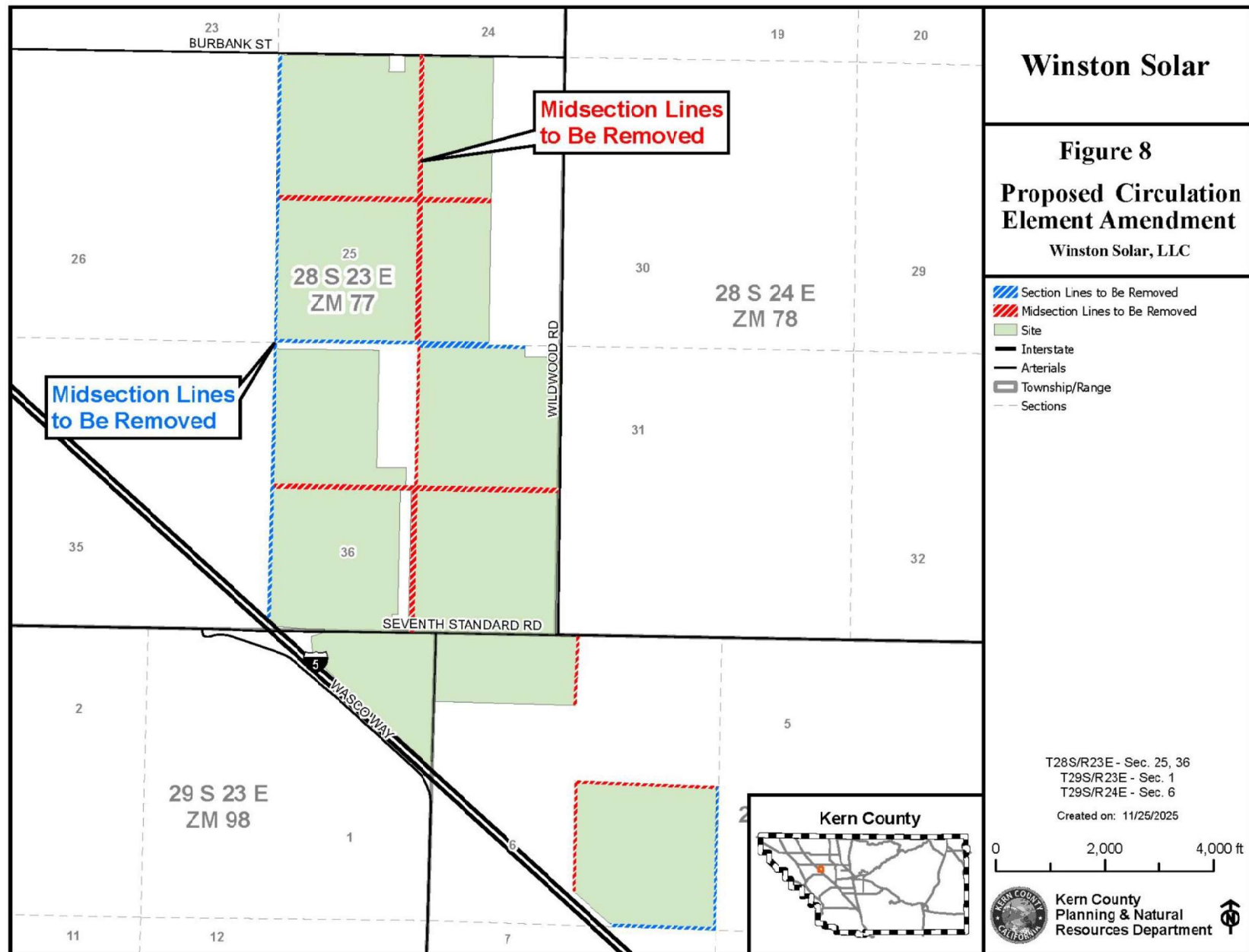


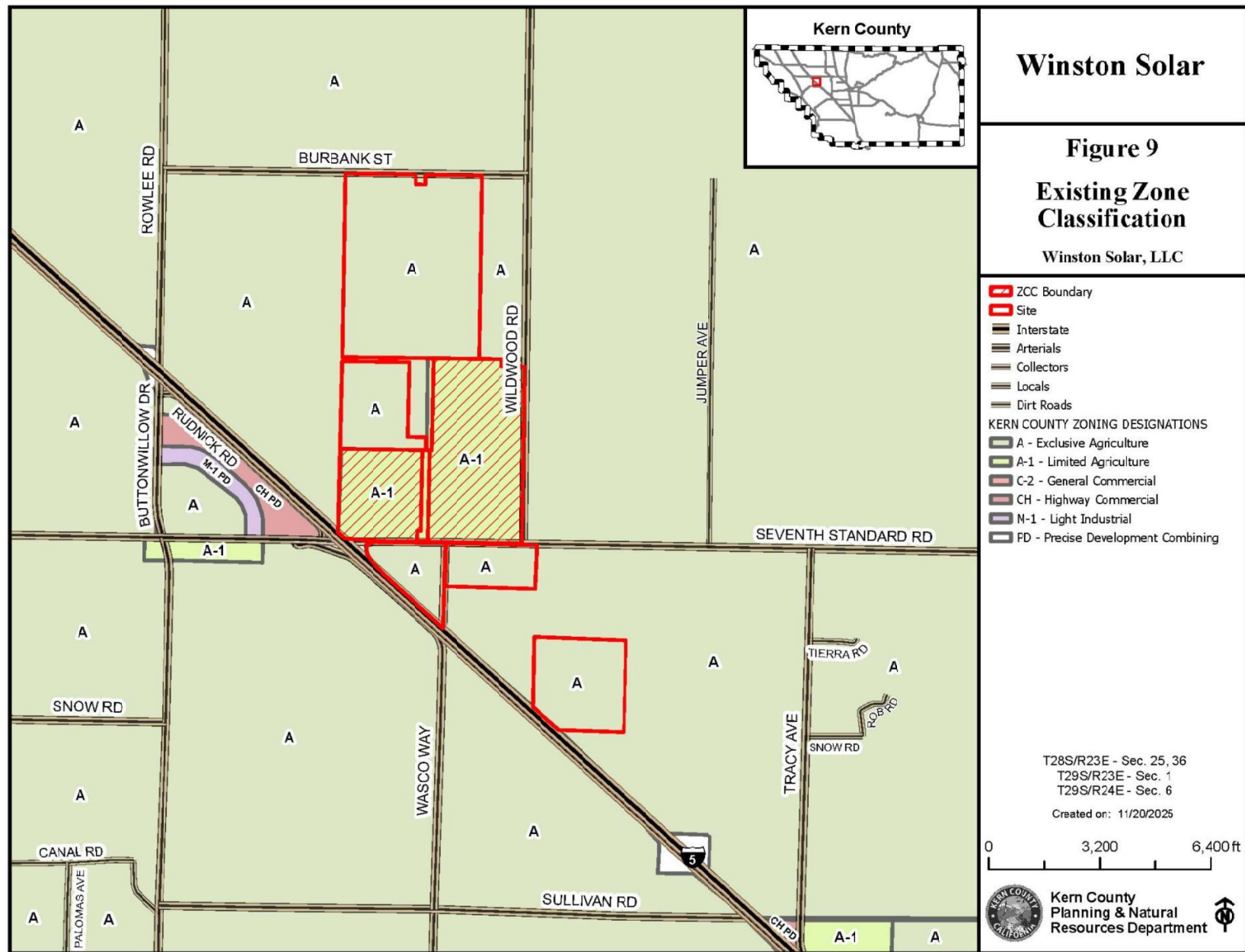


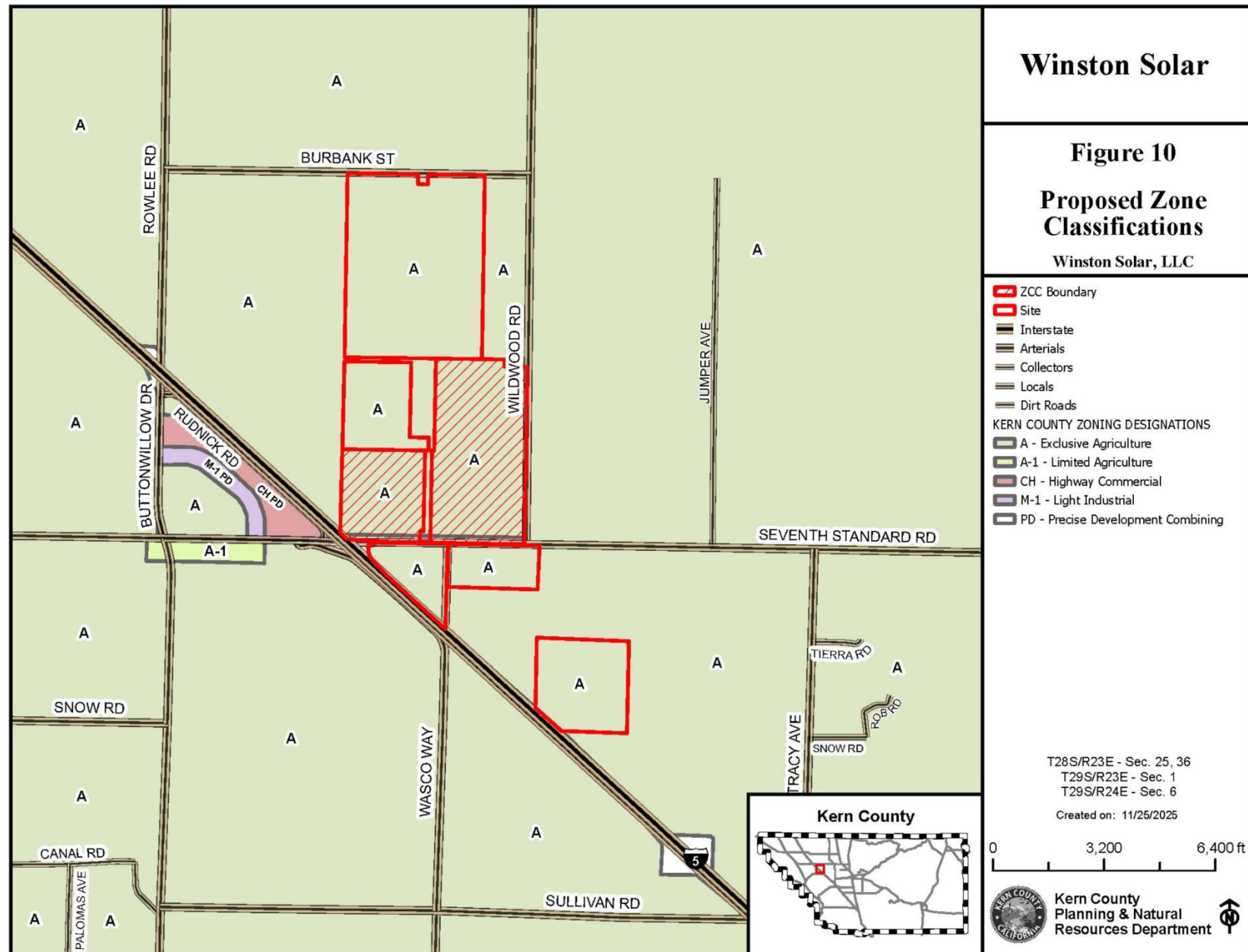














Winston Solar, LLC
by
Winston Solar, LLC

Figure 11
Proposed Site Plan - Overall



Kern County
Planning & Natural
Resources Department

11/26/2025



2. Kern County Environmental Checklist Form

2.1. Environmental Factors Potentially Affected

In accordance with CEQA Guidelines, the County intends to prepare an Environmental Impact Report (EIR) to evaluate potential environmental effects of the project and to propose mitigation measures to reduce any significant effects identified.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” as indicated by the Kern County Environmental Checklist. As such, the analysis contained within the EIR will focus on these issue areas.

- | | | |
|---|---|--|
| ☒ Aesthetics | ☒ Agricultural and Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology and Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards and Hazardous Materials |
| ☒ Hydrology and Water Quality | ☒ Land Use and Planning | ☒ Mineral Resources |
| ☒ Noise | ☐ Population and Housing | ☒ Public Services |
| ☐ Recreation | ☒ Transportation and Traffic | ☒ Tribal Cultural Resources |
| ☒ Utilities/Service Systems | ☒ Wildfire | ☒ Mandatory Findings of Significance |

Other Environmental Issues:

The County conducted a preliminary review of the proposed project and has determined it is not likely to result in significant environmental effects to the resources listed below. Therefore, further analysis is not warranted in the EIR.

Population and Housing: The proposed project will not induce substantial unplanned population growth through the construction of new homes, roads, or other infrastructure nor displace housing units or people. Even though the proposed project would provide new employment consistent with the adopted Kern County General Plan goals, plan, and policies, long-term employment opportunities would be minimal. The proposed project would require an operational/maintenance staff of up to 5 full-time employees. It is estimated that up to 600 full-time employees per day would be required during peak construction periods for the proposed project. The entire construction process is anticipated to take 24 months. Therefore, the majority of project-generated jobs would be from the local and regional area and would occur on a temporary and short-term basis.

Construction workers are expected to travel to the proposed project site from various local communities and locations from nearby cities and communities of the Bakersfield area and few, if any workers, are expected to relocate to the surrounding area because of these temporary jobs. If temporary housing should be necessary, it is expected that accommodations (i.e., extended stay hotels, apartments, recreational vehicle parks, homes for rent or sale) would be available in the nearby cities and communities of Bakersfield or Buttonwillow. Therefore, the proposed project is not anticipated to directly or indirectly induce the development of any new housing or businesses within the local communities.

The proposed project is located on private land leased by the project proponents, and no residents would be displaced as part of the proposed project. As such, it is not anticipated to displace existing housing that would necessitate the construction of replacement housing elsewhere.



Recreation: The Kern County General Plan does not identify any existing or proposed recreational facilities near the proposed project site. The proposed project would not increase the use of recreational facilities or require the construction or expansion of recreational facilities. The proposed project itself does not include new recreational facilities and is not anticipated to increase demands on existing facilities. The number of employees needed during the construction phase would largely depend on the specific state of construction and peak at approximately 600 workers. These employees are not likely to visit any local parks or recreation facilities during the workday. Further, few employees are expected to relocate to this area temporarily while the construction is underway, and there would be little or no impact on local recreational resources after work hours.

Operations of the proposed project would require up to 5 full-time employees. As a result, there would not be a detectable increase in the use of existing neighborhood or regional parks or other recreational facilities. Therefore, no deterioration of any such facilities would occur with project implementation.

2.2. Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Andrea Calderon

Printed Name:

Andrea Calderon

Date:

April 22, 2026

Title:

Planner II