

NOTICE OF DETERMINATION

TO:	<input checked="" type="checkbox"/> Clerk of the Board of Supervisors or <input type="checkbox"/> County Clerk County of: San Bernardino Address: 385 N. Arrowhead Avenue, 2 nd Floor San Bernardino, CA 92415	FROM:	Lake Arrowhead Community Services District (Lead Agency) Address: P.O. Box 700, Lake Arrowhead, CA 92352 Contact: Catherine Cerri, General Manager Phone: (909) 336-7100
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	FROM:	Lead Agency (if different from above) Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2015041074		
Project Title: Hesperia Farms Solar Photovoltaic Project—Approval of contract with Staten Solar Corporation		
Project Applicant: Lake Arrowhead Community Services District ("District")		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The previously approved Hesperia Farms Photovoltaic Project ("project") would be located on five to six acres in the southern portion of a District-owned, 350-acre property located in the eastern portion of the City of Hesperia known as Hesperia Farms, in San Bernardino County. The entire site is generally bounded by Whitehaven Street and a private driveway on the south, Arrowhead Lake Road on the west, the Mojave River on the east and Hesperia Lakes Park on the north. The USGS location is: Lake Arrowhead U. S. Geological Survey's (USGS) 7.5-minute topographic map in the southeast portion of Section 1, Township 3 North, Range 4 West, San Bernardino Base and Meridian.		
General Project Location (City and/or County): Hesperia, San Bernardino County		
Project Description: On June 24, 2025 the District took the following actions: (1) approved the proposal ("proposal") submitted by Staten Solar Corporation ("Staten") to construct the previously approved project consisting of an up to 0.96 megawatt (MW) solar photovoltaic facility project on approximately five acres of the District-owned, 350-acre Hesperia Farms Property in the City of Hesperia; (2) authorized the District's General Manager to negotiate and execute an Engineering, Procurement and Construction Agreement with Staten consistent with the proposal and including standard terms and conditions for the construction of solar photovoltaic facilities as recommended by legal counsel for the District; and (3) authorized the General Manager to approve change		

orders for the project as required during contract time for an amount not to exceed 15% of the original contract amount. The District determined that no further environmental review was required because these actions merely implemented the previously approved solar project.

Project approval history

In 2015, the District entered into an Energy, Procurement and Construction Agreement with SunPower Corporation ("SunPower") to build a solar photovoltaic project of up to .96 MW on the Hesperia Farms Property ("Project"). On December 15, 2015, the District adopted the Final Initial Study and Mitigated Negative Declaration ("MND") and a Mitigation Monitoring and Reporting Program for the project; found the project exempt from City zoning and building ordinances under Government Code sections 53091 and 53096; and approved the project. The City of Hesperia brought a lawsuit challenging the approval and the Court of Appeal overturned the District's zoning and building ordinance exemption finding.

On August 9, 2017 the District adopted Addendum No. 1 to the MND for an alternate location of the project on the Hesperia Farms Property. The alternate location was approximately 560 feet further north of the southern property line compared to the original site ("Approved Project"). All other aspects of Approved Project remained the same, including that it was for a facility of up to .96 MW.

On June 23, 2020, the District adopted Resolution No. 2020-04 determining that there is no feasible alternative to the Approved Project, which rendered the City's zoning ordinances inapplicable pursuant to Government Code section 53096, and approved the Approved Project. The City of Hesperia again sued, but the Court of Appeal upheld the District's approval in full in late 2023.

Due to the litigation with the City of Hesperia, the Approved Project was delayed until 2024. In 2024, SunPower filed for bankruptcy protection and the District commenced the process for evaluating alternative vendors for construction of the Approved Project. On June 24, 2025, the District selected Staten Solar Corporation ("Staten") and approved a contract with Staten to take over construction of the Approved Project. It is expected that the construction will be completed and the Approved Project will be ready to commence operations by August, 2026.

Staten's proposal is consistent with the design and location of the Approved Project. Although Staten proposes a facility of 0.958 MW, which is a slight increase from Sunpower's proposed 0.939 MW facility, the MND and Addendum analyzed a facility of up to .96 MW. Thus, Staten's proposal of 0.958 MW is still below the capacity studied in the MND. The location of the Approved Project within the Hesperia Solar Farms property remains the same, but it is estimated that the actual footprint of the solar arrays within the location will be slightly reduced from the footprint under the SunPower. Due to passage of time, there have been modernizations in the equipment that will be utilized in the construction of the Approved Project, which has allowed the reduction in the overall physical size of the array. The Proposal from Staten therefore implements the Approved Project that was analyzed in the MND and Addendum and approved by the District in 2020.

Under Public Resources Code section 21166 and CEQA Guidelines section 15162, once an MND has been adopted for a project, "no subsequent or supplemental" CEQA review "shall be required by the lead agency" unless one of the following events has occurred:

- substantial changes to the approved project are proposed that will require major revisions to the adopted MND;
- substantial changes occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the adopted MND; or
- substantially important new information that was not known and could not have been known when the MND was adopted becomes available that shows: (a) the project will have one or more significant impacts not previously disclosed; (b) previously identified significant effects will be substantially more severe; (c) mitigation measures or alternatives previously found infeasible would in fact be feasible and would substantially reduce one or more significant effects; and (d) mitigation measures or alternatives that are considerably different are identified that would substantially reduce the project's significant effects.

None of these events has occurred with respect to the Approved Project. The Project will be constructed and operated as analyzed and studied in the MND and Addendum. The record does not contain any new


information showing the Approved Project will have any significant impacts, much less new or more severe significant impacts, or that there are mitigation measures or alternative projects that would reduce any significant effects. The District thus determines that no further environmental review is required.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Lake Arrowhead Community Services District

This is to advise that the (Lead Agency or Responsible Agency) took the above described action regarding the Project on June 23, 2020 and has made the following determinations regarding the above described Project:

1.	<input type="checkbox"/>	The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment
2.	<input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/>	An Addendum to a previously adopted Mitigated Negative Declaration was prepared for the project and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/>	Previously imposed mitigation measures were made a condition of the approval.
	<input checked="" type="checkbox"/>	No further environmental review is required.
3.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan beyond that adopted in connection with the previously adopted Mitigated Negative Declaration was NOT adopted for the Alternative Site for the Project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
4.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
5.	<input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input checked="" type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that Addendum No. 1 to the Final Initial Study and Mitigated Negative Declaration with comments and responses and record of project approval is available to General Public at:		
	Custodian: General Manager Lake Arrowhead Community Services District	Location: 27307 State Highway 189, Blue Jay, CA 92317

Date: <u>6/30/2025</u>	 Signature
Date Received for Filing: _____	<u>General Manager</u> Title

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.