

PD Plan #15, Map #196

NOTICE OF PUBLIC HEARING

Due to COVID-19 and subsequent local emergency declarations by the Kern County Board of Supervisors, Staff is evaluating the possibility of facilitating an alternative form of public participation during this hearing. For updates regarding how public participation will be conducted during this hearing, please contact the project planner listed on this notice and continue to review the Kern County Director's Hearing Agenda which will be released for public review the week prior to the scheduled hearing.

The Director of the Kern County Planning and Natural Resources Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **November 05, 2020**, at 10:00 a.m., in the Conference Room of the Kern County Planning and Natural Resources Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

A Precise Development Plan to allow for an electrical conversion station and/or switching station (Section 19.40.020.H) in a M-3 PD (Heavy Industrial - Precise Development Combining) District

Applicant: Daylight I, LLC (Sanborn Solar, LLC) (PP19102)

Location of Property: Northwest of the intersection of Purdy Avenue and United Street (APN: 427-020-45) approximately one-(1-) mile southeast of the unincorporated community of Mojave

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Natural Resources Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning and Natural Resources Department and ask to speak to Johnathan Jensen, Planner I, (661) 862-8638, the Staff planner assigned to this case. We encourage the submittal of written comments **AS SOON AS POSSIBLE**, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Letters should be mailed to the Kern County Planning and Natural Resources Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

The application and an Environmental Impact Report are on file in the Office of the Kern County Planning and Natural Resources Department and are available for public review.

Mailed this **16th** day of **October, 2020**.

LORELEI H. OVIATT, AICP, Director
Planning and Natural Resources Department

cp (10/16/20)

Governor's Office of Planning & Research

OCT 19 2020

STATE CLEARINGHOUSE

PD Plan No. 15, Map No. 196

Vicinity Map

Daylight I, LLC; Daylight II, LLC;
Daylight III, LLC; and Daylight IV, LLC
by: Simon Day

-  Project Site
-  NAMED HWY
-  STATE HWY
-  Arterials
-  Township/Range
-  Sections
-  Water Courses
-  City Limits
-  Unincorporated Cities

APN: 427-020-45

Sec. 21 - T11N/R12W

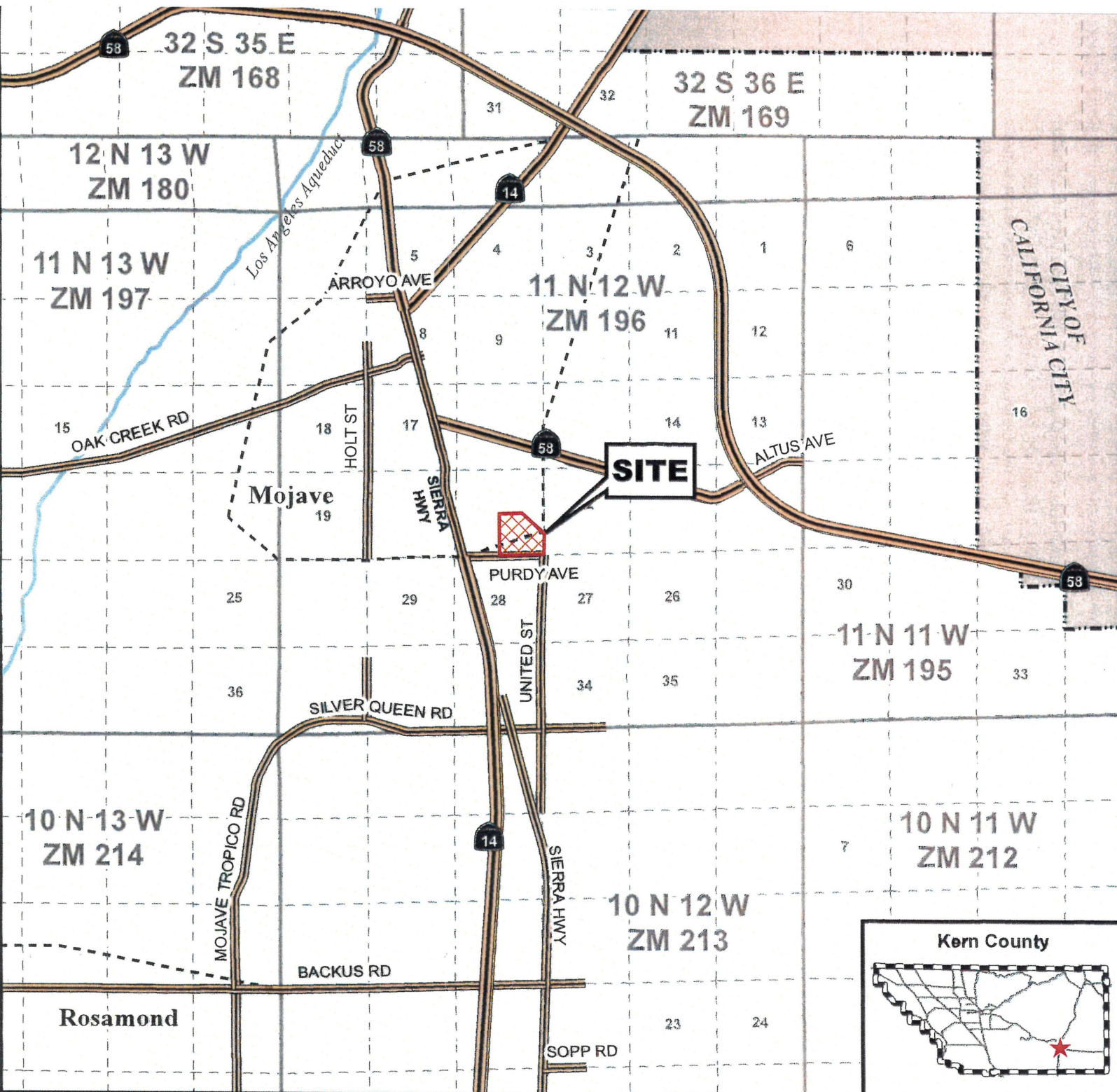
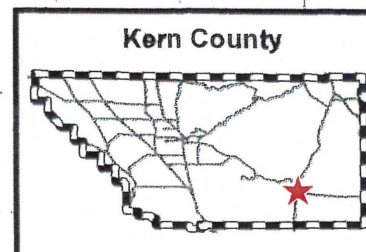
Created on: 10/12/2020



0 3,250 6,500 9,750 13,000 Feet



Kern County
Planning & Natural
Resources Department





PD Plan No. 15, Map No. 196

Existing General Plan Map

Daylight I, LLC; Daylight II, LLC;
Daylight III, LLC; and Daylight IV, LLC
by: Simon Day

- Project site
- Project Parcel Boundary
- Switchyard Boundary

SPECIFIC PLANS

- Mojave SP
- Soledad Mtn.- Elephant Butte

SPECIFIC PLAN DESIGNATIONS

- 3.1 - PARKS AND RECREATION AREAS
- 3.3 - OTHER FACILITIES
- 3.4 - SOLID WASTE DISPOSAL FACILITY
- 3.4.1 - SOLID WASTE DISPOSAL FACILITY BUFFER
- 5.2 - MAXIMUM 16 UNITS/NET ACRE (2722 SQ. FT. SITE AREA/UNIT)
- 5.3 - MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)
- 5.6 - MINIMUM 2.5 GROSS ACRES/UNIT
- 6.1 - REGIONALCOMMERCIAL
- 6.2 - GENERAL COMMERCIAL
- 6.3 - HIGHWAY COMMERCIAL
- 7.1 - LIGHT INDUSTRIAL
- 7.2 - SERVICE INDUSTRIAL
- 7.3 - HEAVY INDUSTRIAL
- 8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)

Low Density Residential

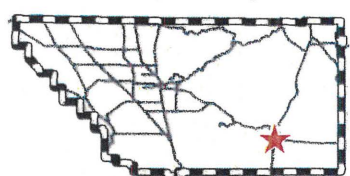
HAZARD DESIGNATIONS

- 2.11 - Burn Dump Hazard
- 2.5 - Flood Hazard

0 425 850 1,275 1,700 Feet



Kern County



PD Plan No. 15, Map No. 196

Existing Zoning Map

Daylight I, LLC; Daylight II, LLC;
Daylight III, LLC; and Daylight IV, LLC
by: Simon Day

-  Project site
-  Project Parcel Boundary
-  Switchyard Boundary

KERN COUNTY ZONING DESIGNATIONS

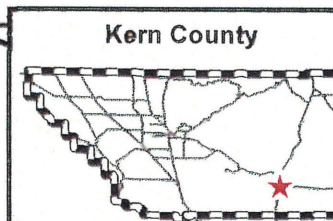
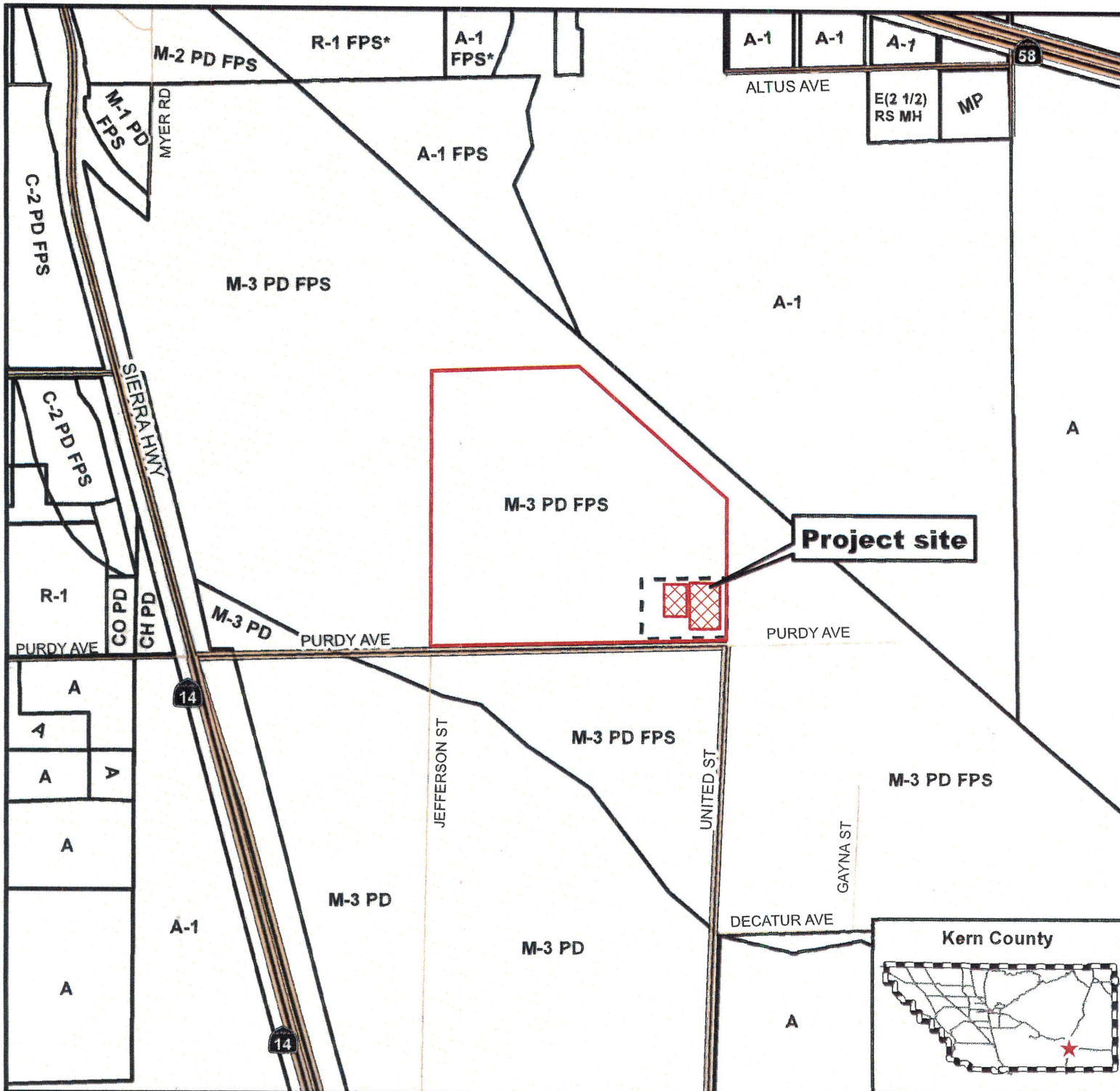
-  A - Exclusive
-  A-1 - Limited
-  C-2 - General Commercial
-  CH - Highway Commercial
-  CO - Commercial Office
-  E(2 1/2) - Estate (2.5 acres)
-  M-1 - Light Industrial
-  M-2 - Medium Industrial
-  M-3 - Heavy Industrial
-  MP - Mobilehome Park
-  R-1 - Low Density Residential
-  FPS - Floodplain Secondary Combining
-  PD - Precise Development Combining
-  RS - Residential Suburban Combining
-  MH - Mobilehome Combining

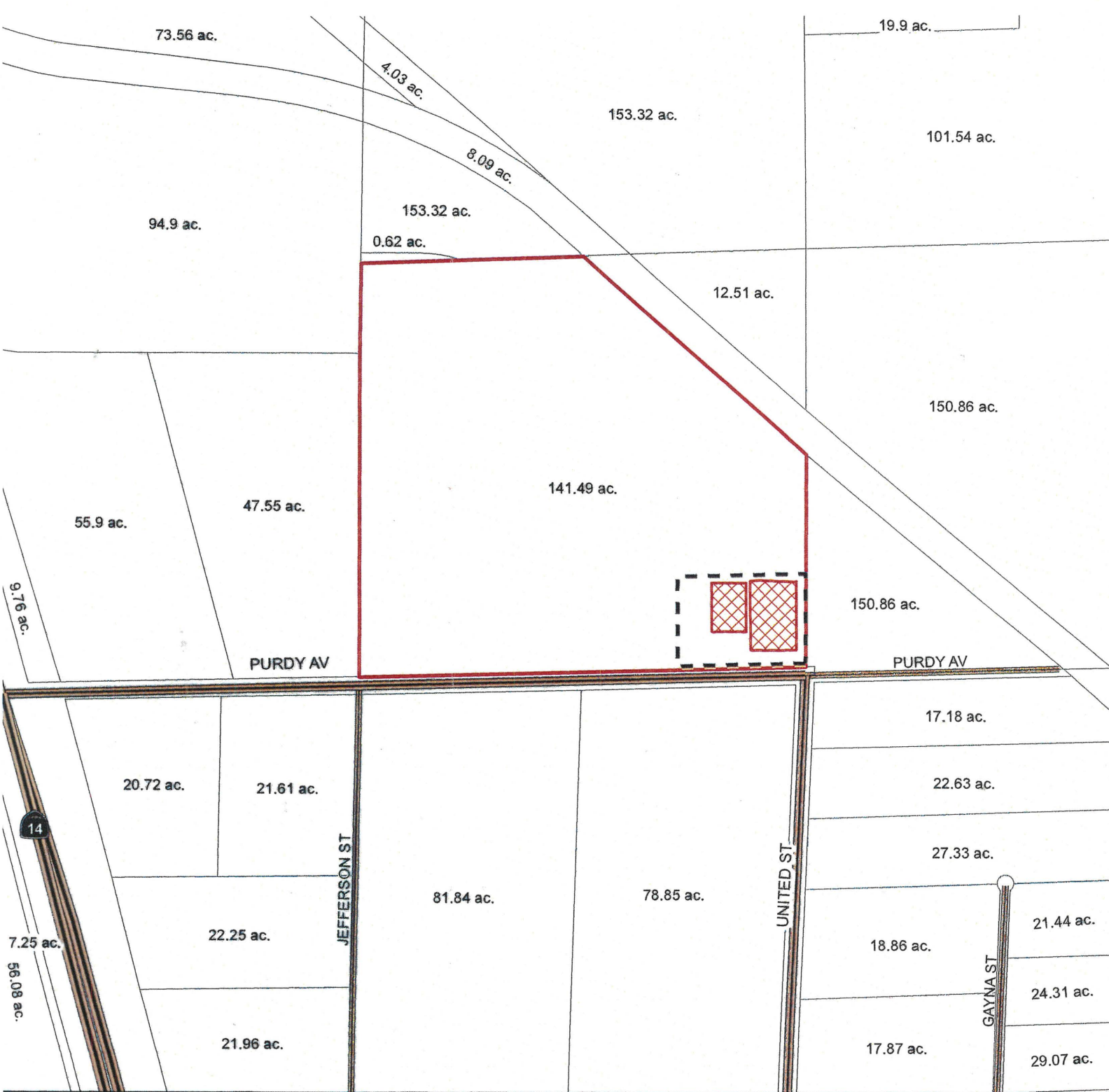
APN: 427-020-45

0 490 980 1,470 1,960 Feet



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Resources Department





PD Plan No. 15, Map No. 196

Assessor's Parcelization Map

Daylight I, LLC; Daylight II, LLC;
Daylight III, LLC; and Daylight IV, LLC
by: Simon Day

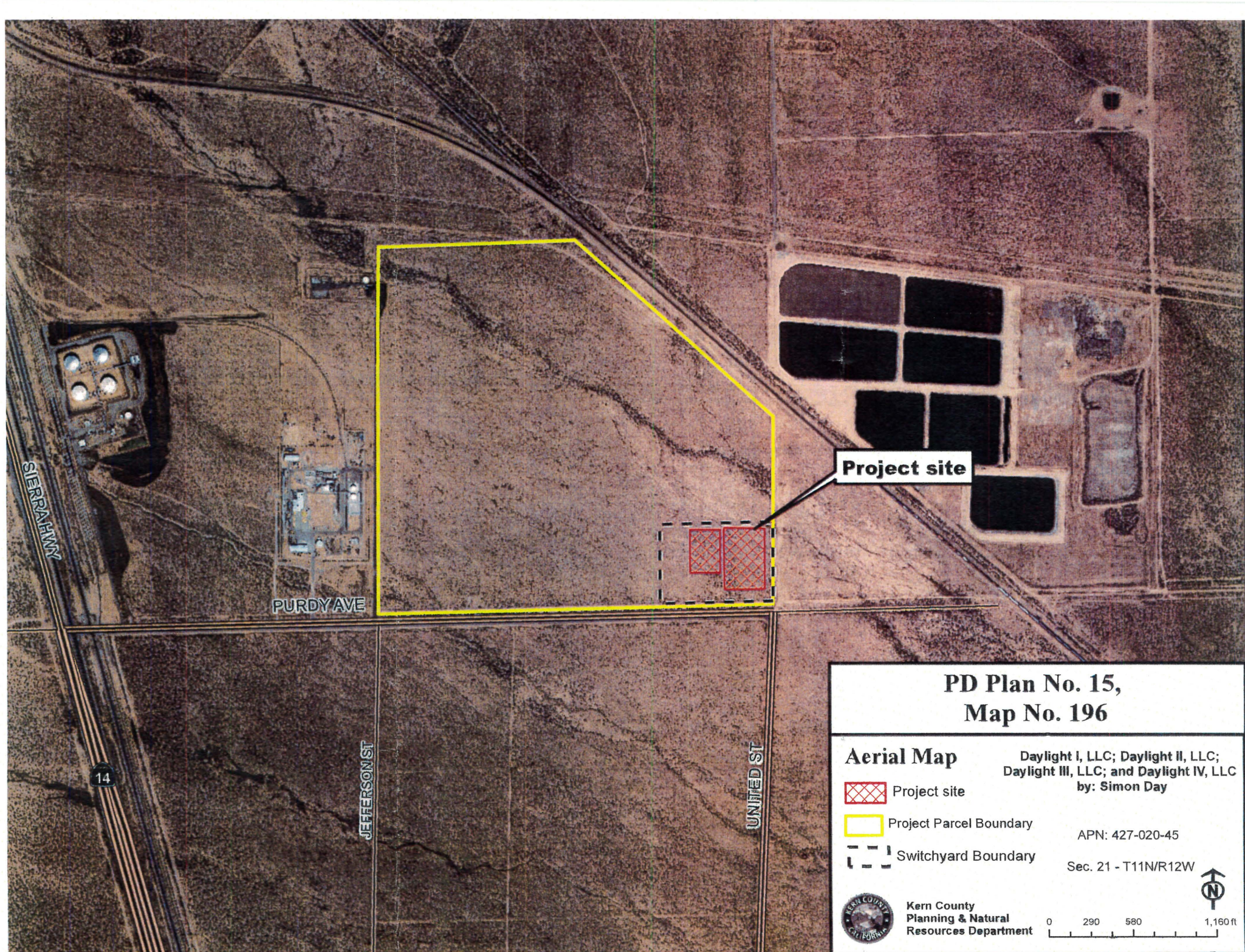
- Project site
- Project Parcel Boundary
- Switchyard Boundary
- Parcel Boundaries
- NAMED ROAD
- STATE HWY
- Arterials
- Dirt Roads

APN: 427-020-45
Sec. 21 - T11N/R12W
Date created: 10/12/2020

0 350 700 1,050 1,400 Feet



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Aerial Map



Project site



Project Parcel Boundary



Switchyard Boundary

Daylight I, LLC; Daylight II, LLC;
Daylight III, LLC; and Daylight IV, LLC
by: Simon Day

APN: 427-020-45

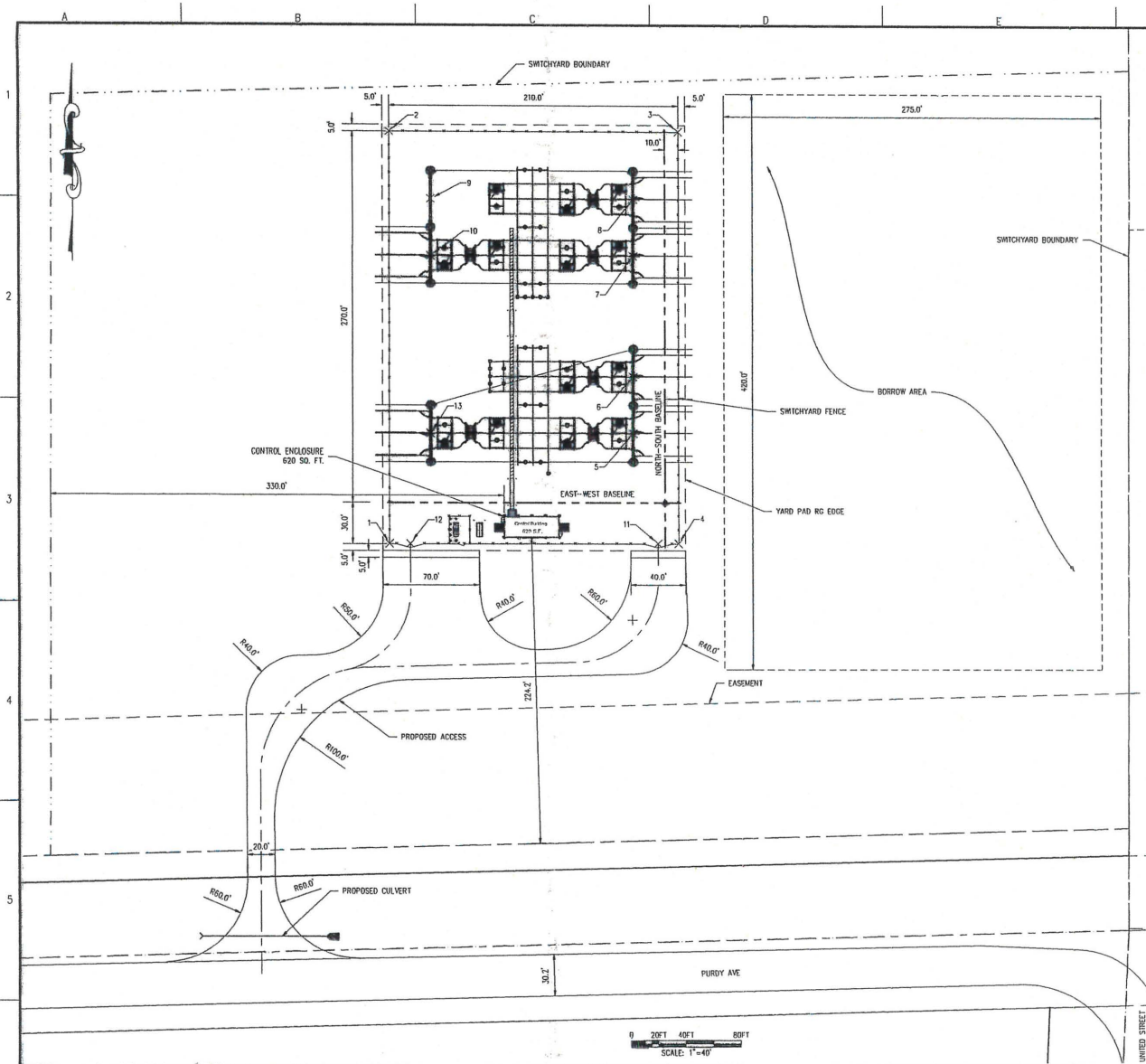
Sec. 21 - T11N/R12W



Kern County
Planning & Natural
Resources Department

0 290 580 1,160 ft





NORTHING/EASTING POINT TABLE

Point #	Easting	Northing	Description
1	6516388.87	2195773.29	SWITCHYARD FENCE CORNER
2	6516388.87	2196073.29	SWITCHYARD FENCE CORNER
3	6516598.87	2196073.29	SWITCHYARD FENCE CORNER
4	6516598.87	2195773.29	SWITCHYARD FENCE CORNER
5	6516565.87	2195853.29	SWITCHYARD DEAD END CENTER
6	6516565.87	2195894.29	SWITCHYARD DEAD END CENTER
7	6516565.87	2195983.29	SWITCHYARD DEAD END CENTER
8	6516565.87	2196024.29	SWITCHYARD DEAD END CENTER
9	6516418.87	2196024.29	SWITCHYARD DEAD END CENTER
10	6516418.87	2195983.29	SWITCHYARD DEAD END CENTER
11	6516583.87	2195773.29	SWITCHYARD GATE CENTER
12	6516403.87	2195773.29	SWITCHYARD GATE CENTER
13	6516418.87	2195853.29	SWITCHYARD DEAD END CENTER



VICINITY MAP

STATISTICAL INFORMATION:

SPECIFIC USE OF PROPERTY: ELECTRICAL SWITCHYARD
 ACRES OF PROPERTY: 10.0 ACRES
 CONTROL ENCLOSURE: GROUND FLOOR/TOTAL FLOOR AREA 620 SQ. FT.
 HEIGHT 13 FT.
 BUILDING COVERAGE: 0.15% OF TOTAL PROPERTY
 CADDIS: N/A
 AREA OF LAND DEVOTED TO LANDSCAPING: N/A
 METHOD OF SEWAGE DISPOSAL: N/A
 WATER SUPPLY: N/A
 PROPOSED ON-SITE DRAINAGE FACILITY: N/A
 RISK LEVEL 1 DISCHARGER
 METHODS OF FLOOD CONTROL: CRITICAL INFRASTRUCTURE IS ELEVATED
 ABOVE TWO YEAR FLOOD ELEVATION
 REQUESTED MODIFICATION/VARIANCE: N/A

LEGEND

- 1 NORTHING/EASTING LOCATION POINT (SEE POINT TABLE)
- PROPERTY BOUNDARY
- CHAINLINK FENCE
- PROPOSED SUBSTATION BASELINE

NOTES

1. FOR GENERAL NOTES SEE SHEET PD02-2 (SEE POINT TABLE)
2. COORDINATES ARE NAD83 CALIFORNIA STATE PLANE, ZONE V, U.S. FOOT.

LEGAL DESCRIPTION:

EASEMENT AREA - SUNWARD SWITCHYARD

ALL THAT PORTION OF THAT PARCEL 5 OF LOT LINE ADJUSTMENT NO. 26-86 AS SHOWN ON CERTIFICATE OF COMPLIANCE RECORDED JULY 23, 1996, AS DOCUMENT NO. D196092739, BEING ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP NUMBER NO. 1009 AS ENDORSED BY THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 20, 1988 IN BOOK 6182, PAGE 1342 OF OFFICIAL RECORDS, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE N 00°08'14"E, ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 88°33'34"W ALONG A LINE PARALLEL WITH, AND 75.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 785.10 FEET;
 COURSE 2) THENCE N 00°08'14"E ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 555.10 FEET
 COURSE 3) THENCE N 88°33'34"E ALONG A LINE PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 785.10 FEET TO SAID EAST LINE;
 COURSE 4) THENCE S 00°08'14"W ALONG SAID EAST LINE, A DISTANCE OF 555.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

PORTION OF APN: 427-020-45

FILE LOCATION: C:\GIVE 3D PROJECTS\MEPS\VEPCS-480\SUNWARD SWYD\SUNWARD SWYD C302019 2020-10-01.DWG LAST SAVED BY: dljohnson 10/1/2020 4:39 PM PLOTTED BY: David L. Johnson 10/1/2020 4:39 PM Tab: Site Dim Plan

ECI ELECTRICAL CONSULTANTS, INC.
 Engineering with Distinction

NO	REVISION	DATE	BY	APP
01	ISSUED FOR PRELIMINARY DEVELOPMENT PLAN	10/01/20	DLJ	CAJ
02	ISSUED FOR 30% REVIEW	09/17/20	DLJ	CAJ

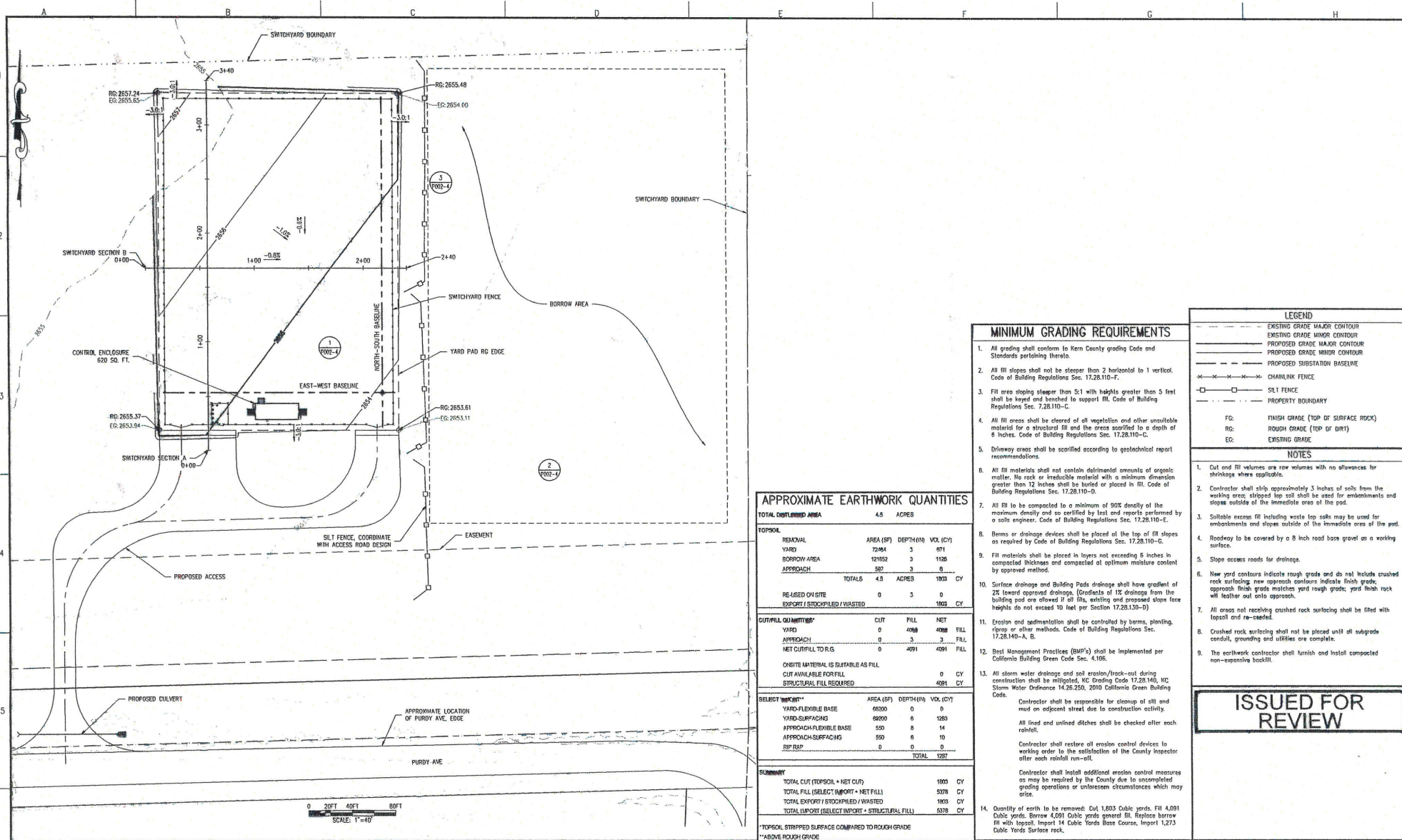


ENGINEERING RECORD		DATE
DRAWN	D. JOHNSON	09/02/20
DESIGNED	D. JOHNSON	09/02/20
CHECKED	C. JOHNS	09/10/20
APPROVED		
DWG SCALE: 1"=40'	PLT SCALE: 1:1	

PD Plan __, MAP __

Sunward Electrical Switchyard

Sec. __, COUNTY OF KERN



FILE LOCATION: C:\VOLUME 30 PROJECTS\EDWARDS-230KV\SUNWARD SWYD\SUNWARD SWYD C302019 2020-10-BLWS LAST SAVED BY: djohnson 10/1/2020 4:39 PM PLOTTED BY: David L. Johnson 10/1/2020 4:39 PM Tab: Site Grading Plan

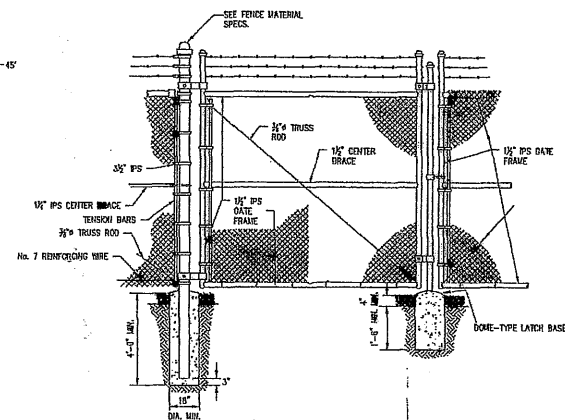


NO	ISSUED FOR PRELIMINARY DEVELOPMENT PLAN	10/01/20	DLJ	CAJ
NO	ISSUED FOR 30% REVIEW	09/17/20	DLJ	CAJ
NO	REVISION	DATE	BY	APP

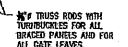


DRAWN	ENGINEERING RECORD	DATE
D. JOHNSON		09/02/20
DESIGNED		09/02/20
C. JOHNSON		09/02/20
CHECKED		09/02/20
APPROVED		

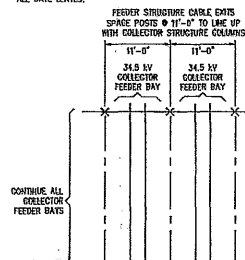
EDWARDS SANBORN SOLAR PROJECT	
230 kV SUNWARD SWITCHYARD	
SITE GRADING PLAN	
EDWG. NAME:	SHS-D-P002-2
REVISION NO.:	02



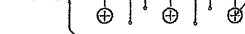
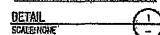
20'-0" GATE DETAIL



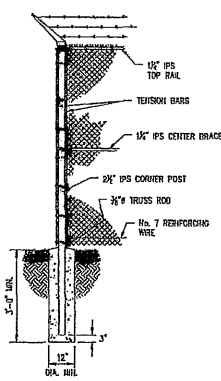
ELEVATION - TYPICAL SUBSTATION FENCE



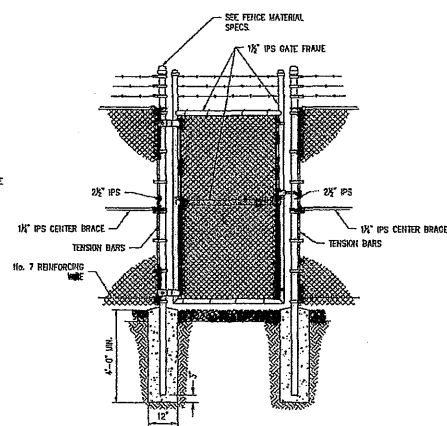
TYPICAL PIER INSTALLATION



COLLECTOR EXITS POST SPACING /



TYPICAL CORNER POST



TYPICAL MAN GATE

ISSUED FOR PERMITTING

FENCE POSTS & PIPE SIZES

ITEM	POST	FRAME
BRICK TRACKS TO 10'-0" (SINGLE PANEL)	3/4" IPS	1 1/2" IPS
BRICK TRACKS OVER 10'-0" (SINGLE PANEL)	1" IPS	2" IPS
WALK PANEL		
CORNER POSTS	2 1/2" IPS	1 1/2" IPS
LINE POSTS	2 1/2" IPS	
TOP RAIL & CORNER BRACE		1 1/2" IPS

FABRIC & HARDWARE SPECIFICATIONS

ITEM	DESCRIPTION
FABRIC	2" MESH, 9 GAUGE GALV. STEEL
STRETCHER BAR	3/4" x 3" ALUMINUM EXTR. AREA
BARRED WIRE	2 STRAND, 12G GAUGE TWISTED, WITH 4-PT BARBS @ 5'-0"
LATCH	PULVER PLUMBER ROLL WITH SLOTTED HOOD LATCH BASE
THE WIRE	ALUMINUM, 6 GAUGE
CONCRETE	3000 PSI 28 DAY COMPRESSIVE STRENGTH

NOTES & DETAILS

1. ALL JOINTS BETWEEN TUBULAR CAST FRAME MEMBERS SHALL BE WELDED.
2. LATCHES, STOPS AND KEYPINS TO BE PROVIDED FOR ALL GATES UNLESS OTHERWISE SPECIFIED. LATCHES FOR BRICK TRACKS GATES BE PULVER TYPE AND OF FULL GATE HEIGHT. FOR FIXED LATCH SHALL BE PROVIDED FOR ALL WALK GATES. ALL LATCHES SHALL HAVE PROVISIONS FOR PADLOCKS ACCESSIBLE FROM BOTH SIDES OF GATE.
3. GATE FRAMES SHALL BE SOCKETED TYPE WITH LARGE BEARING SURFACES FOR CLIPPING IN POSITION AND SHALL HAVE 150 SHOWN.
4. FENCE ERM RECOMMENDATIONS ON DRAWING ISS-D-POO-2.

LEGEND

← INDICATES DETAIL NUMBER

← INDICATES DRAWING OR VIEW DETAIL APPLICABLE

C	ISSUED FOR PERMITTING	09/15/20	SJR	MEC
B	ISSUED FOR DOK REVIEW	08/28/20	SJR	WAG
A	ISSUED FOR DOK REVIEW	07/21/20	SJR	WAG
NO	REVISION	DATE	BY	APP

FIR FINGER RECORD		DATE
DRAWN	HOLLOWAY	04/20
DESIGNED	BONILLA	04/20
CHECKED	WILCOX	05/20
APPROVED		
FINGER SCALE: AS NOTED		INCH SCALE: 1-1

FENCE PLAN AND DETAILS