

# **Draft Environmental Impact Report Appendices**

**SCH# 2020079007**

## **Volume 2 Appendix A through Appendix D**

**Raceway 2.0 Solar Project  
By sPower Development Company**

SPA 26, Map 231; SPA 27, Map 231; SPA 28, Map 231; SPA 29, Map 231; SPA 30, Map 231; SPA 2, Map 231-20; SPA 1, Map 231-21; SPA 2, Map 231-21; SPA 3, Map 231-28; SPA 4, Map 231-28; ZCC No. 149, Map 231; ZCC No. 150, Map 231; ZCC No. 151, Map 231; ZCC No. 1, Map 231-21; ZCC No. 2, Map 231-28; CUP No. 110, Map 231; CUP No. 111, Map 231; CUP No. 112, Map 231; CUP No. 3, Map 231-20; CUP No. 1, Map 231-21; CUP No. 6, Map 231-28;

Cancellation of a Williamson Act Contract 20-06;  
Kern County Franchise Agreement



**Kern County Planning and Natural Resources Department**  
2700 M Street, Suite 100  
Bakersfield, CA 93301-2370  
(661) 862-8600

*Technical Assistance by:*  
Environmental Science Associates  
626 Wilshire Boulevard, Suite 2200  
Los Angeles, CA 90017  
(213) 599-4300

March 2021





# **Draft Environmental Impact Report Appendices**

**SCH# 2020079007**

## **Volume 2 Appendix A through Appendix D**

**Raceway 2.0 Solar Project  
By sPower Development Company**

SPA 26, Map 231; SPA 27, Map 231; SPA 28, Map 231; SPA 29, Map 231; SPA 30, Map 231; SPA 2, Map 231-20; SPA 1, Map 231-21; SPA 2, Map 231-21; SPA 3, Map 231-28; SPA 4, Map 231-28; ZCC No. 149, Map 231; ZCC No. 150, Map 231; ZCC No. 151, Map 231; ZCC No. 1, Map 231-21; ZCC No. 2, Map 231-28; CUP No. 110, Map 231; CUP No. 111, Map 231; CUP No. 112, Map 231; CUP No. 3, Map 231-20; CUP No. 1, Map 231-21; CUP No. 6, Map 231-28;

Cancellation of a Williamson Act Contract 20-06;  
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**Kern County Planning and Natural Resources Department**  
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Bakersfield, CA 93301-2370  
(661) 862-8600

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(213) 599-4300

March 2021



# Appendix A

## **IS/NOP**





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**PLANNING AND NATURAL  
RESOURCES DEPARTMENT**

Planning  
Community Development  
Administrative Operations

**NOTICE OF PREPARATION**

**DATE:** July 1, 2020

**TO:** See Attached Mailing List

**FROM:** Kern County Planning and Natural  
Resources Department  
Attn: Terrance Smalls  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301  
(661) 862-8607; [smallst@kerncounty.com](mailto:smallst@kerncounty.com)

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

The Kern County Planning and Natural Resources Department as Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052) has required that an Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15161 be prepared for the project identified below. The Planning and Natural Resources Department solicits the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of projects.

Due to the limits mandated by State law, your response must be received by **July 31, 2020 at 5pm**. In addition, comments can be submitted at a **scoping meeting** that will be held at the Kern County Planning and Natural Resources Department on **July 17, 2020 at 1:30pm**. In compliance with the Governor's Executive Order, the California Department of Public Health's guidelines on gatherings regarding COVID-19, and Kern County Local Emergency Declaration, the scoping meeting required by the CEQA Guidelines will be conducted online. Closed captioning, in English, will be available to attendees. Instructions for accessing the virtual scoping meeting will be available three (3) days before the virtual scoping meeting on the Kern County Planning and Natural Resources Department website at: <https://kernplanning.com>

**PROJECT TITLE:** Raceway 2.0 Solar, by sPower Development Corporation, LLC (PP17226); **SITE 1:** SPA 33, Map 231; ZCC 154, Map 231; CUP 116 Map 231; SPA 34, Map 231; **SITE 2:** SPA 35, Map 231; ZCC 155, Map 231; CUP 117, Map 231; SPA 36, Map 231; **SITE 3:** SPA 37, Map 231; ZCC 156, Map 231; CUP 118, Map 231; SPA 38, Map 231; **SITE 4:** CUP 119, Map 231; CUP 4, Map 231-20; SPA 39, Map 231; SPA 3, Map 231-20; Cancellation of a Williamson Act Contract **SITE 5:** SPA 5, Map 231-21; SPA 5, Map 231-28; ZCC 3, Map 231-21; ZCC 3, Map 231-28; CUP 3, Map 231-21; CUP 7, Map 231-28; SPA 6, Map 231-21; SPA 6, Map 231-28; **SITE 6:** SPA 7, Map 231-21; ZCC 4, Map 231-21; CUP 4, Map 231-21; Kern County Franchise Agreement; and vacation of existing public access easements on the project site.

**PROJECT LOCATION:** The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West in Sections: 20, 21, 28, 29, 32, and 34, T9N/R13W in the eastern portion of unincorporated Kern County, California.

**PROJECT DESCRIPTION:** The proposed Raceway 2.0 Solar Project (proposed project) is a proposal by sPower Development Company, LLC (project proponent) to construct and operate photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity in the form of advanced energy battery storage units on approximately 1,330 acres of privately owned land in the unincorporated area of eastern Kern County, California.



Implementation of the project as proposed would include:

(a) Six (6) Amendments to the Willow Springs Specific Plan Amendment to the Willow Springs Specific Plan (SPA 33, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 89 acres and from existing map code designation 7.2/4.4 (Service Industrial, Comprehensive Plan Area) to 7.2 (Service Industrial) on approximately 6 acres; (SPA 35, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 42 acres and from map code designation 7.2/4.4 (Service Industrial, Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 48 acres; (SPA 37, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 75 acres and from existing map code designation 7.2/4.4 (Service Industrial, Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 38 acres; (SPA 6, Map 231-21) from map code designation 5.3/4.4 (Residential, 10 Dwelling Units Per Acre/Comprehensive Plan Area) to 5.3 (Residential, 10 Dwelling Units Per Acre) on approximately 160 acres; amendment of Willow Springs Specific Plan (SPA 5, Map 231-28) from map code designation 5.3/4.4/2.85 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area/Noise Management Area) to 5.3/2.85 (Residential, 10 Dwelling Units Per Acre/Noise Management Area) on approximately 80 acres; Amendment of Willow Springs Specific Plan Amendment (SPA 7, Map 231-21) from map code designation 5.3/4.4 (Residential, 10 Dwelling Units per Acre, Comprehensive Plan Area) to 5.3 Residential, 10 Dwelling Units per Acre) on 80 acres;

(b) Five (5) changes in zone class classification as follows: (ZCC 154, Map 231) from the existing zone district E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture) on approximately 92 acre; (ZCC 155, Map 231) from the existing zone district E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 40 acres and from E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) on approximately 50 acres to A FPS (Exclusive Agriculture, Floodplain Secondary Combining); ZCC 156, Map 231) from the existing E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) on approximately 510 acres; (ZCC 3, Map 231-21) from E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 160 acres for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre); (ZCC 3, Map 231-28) from E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobilehome Combining, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) on approximately 81 acres, for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre); and (ZCC 4, Map 231-21) from E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 40 acres to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) and from Open Space (OS) on approximately 40 acres to A FPS;

(c) Eight (8) Conditional Use Permits Conditional Use Permits to allow for the construction and operation of six solar facilities with a total generating capacity of approximately 281 megawatts within the A (Exclusive Agriculture) Zone District (in Zone Maps 231, 231-20, 231-21, and 231-28), pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance;

(d) Seven (7) Amendments to the Circulation element of the Willow Springs Specific Plan to eliminate future road reservations along Section and mid-Section as follows in Sections 20, 21, 28, 29 and 32 of T.9N/R.13W, SBBM;

(e) Cancellation of an Existing Williamson Act Contract;

(f) Vacation of existing public access easements on the project site; and

(g) Franchise Agreement for installation of generation tie lines in the County right-of-way.

Document can be viewed online at: <https://kernplanning.com/planning/notices-of-preparation>

Signature \_\_\_\_\_/s/  
Name: Terrance Smalls, Supervising Planner

SA #33; ZC #154; CUP #116, Map #231  
WO #PP17226  
(EIR 08-17 - Raceway Solar)  
I:\Planning\WORKGRPS\WP\LABELS\eir08-17ts.nop.doc  
Sc 06/29/20

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  
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California City, CA 93515

Delano City Planning Dept  
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Delano, CA 93216

City of Maricopa  
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Maricopa, CA 93252

City of McFarland  
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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  
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115 South Robinson Street  
Tehachapi, CA 93561-1722

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764 E Street  
Wasco, CA 93280

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Independence, CA 93526

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Hanford, CA 93230

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320 West Temple Street  
Los Angeles, CA 90012

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

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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  
Ridgecrest Field Office  
300 South Richmond Road  
Ridgecrest, CA 93555

China Lake Naval Weapons Center  
Tim Fox, RLA - Comm Plans & Liaison  
429 E Bowen, Building 981  
Mail Stop 4001  
China Lake, CA 93555

Edwards AFB, Mission Sustainability  
Liaison  
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Edwards AFB, CA 93524

Federal Aviation Administration  
Western Reg Office/  
777 South Aviation Boulevard  
Suite 150  
El Segundo, CA 90245

Federal Communications Comm  
18000 Studebaker Road, #660  
Cerritos, CA 90701

Eastern Kern Resource Cons Dist  
300 South Richmond Road  
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San Francisco, CA 94105

U.S. Dept of Agriculture/NRCS  
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Bakersfield, CA 93309-0711

U.S. Army Corps of Engineers  
P.O. Box 997  
Lake Isabella, CA 93240

U.S. Army Corps of Engineers  
Regulatory Division  
1325 "J" Street, #1350  
Sacramento, CA 95814-2920

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

Caltrans/  
Division of Structures  
Attn: Jim Roberts  
P.O. Box 1499  
Sacramento, CA 95807

Raymond Kelso/  
Pleistocene Foundation  
2362 Lumill Street  
Ridgecrest, CA 93555

State Clearinghouse  
Office of Planning and Research  
1400 - 10th Street, Room 222  
Sacramento, CA 95814

State Dept of Conservation  
Director's Office  
801 "K" Street, MS 24-01  
Sacramento, CA 95814-3528

State Dept of Conservation  
Geologic Energy Management Division  
4800 Stockdale Highway, Ste 108  
Bakersfield, CA 93309

California State University  
Bakersfield - Library  
9001 Stockdale Highway  
Bakersfield, CA 93309

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

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

California Regional Water Quality  
Control Board/Lahontan Region  
15095 Amargosa Road - Bld 2, Suite 210  
Victorville, CA 92392

State Lands Commission  
100 Howe Avenue, Ste 100-South  
Sacramento, CA 95825-8202

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

Cal Environmental Protection Agency/  
Dept of Toxic Substances Control, Reg 1  
Attn: Dave Kereazis, Permit Div - CEQA  
8800 Cal Center Drive, 2nd Floor  
Sacramento, CA 95826

State Dept of Water Resources  
San Joaquin Dist.  
3374 East Shields Avenue, Room A-7  
Fresno, CA 93726

Kern County  
Agriculture Department

Kern County Airports Department

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  
David Witt, Interim Fire Chief

Kern County Fire Dept  
Cary Wright, Fire Marshall

Kern County Library/Beale  
Local History Room

Kern County Library/Beale  
Andie Sullivan

Kern County Library  
Wanda Kirk/Rosamond Branch  
3611 Rosamond Boulevard  
Rosamond, CA 93560



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

Kern County Public Works Department/  
Building & Development/Code  
Compliance

Rosamond Municipal Advisory Council  
P.O. Box 626  
Rosamond, CA 93560

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

Southern Kern Unified School Dist  
P.O. Box CC  
Rosamond, CA 93560

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

Antelope Valley-East Kern  
Water Agency  
6500 West Avenue N  
Palmdale, CA 93551

Kern County Water Agency  
P.O. Box 58  
Bakersfield, CA 93302-0058

East Kern Air Pollution  
Control District

Mojave Airport  
1434 Flightline  
Mojave, CA 93501

East Kern Airport Dist  
Attention Stuart Witt  
1434 Flightline  
Mojave, CA 93501

East Kern Airport Dist Engineer  
3900 Ridgemoor Avenue  
Bakersfield, CA 93306

Northcutt and Associates  
4220 Poplar Street  
Lake Isabella, CA 93240-9536

Aero Sports Skypark Corporation  
P.O. Box 2567  
Rosamond, CA 93560

Rosamond Skypark/Airport  
4000 Knox Avenue  
Rosamond, CA 93560

Adams, Broadwell, Joseph & Cardozo  
Attention: Janet M. Laurain  
601 Gateway Boulevard, Suite 1000  
South San Francisco, CA 94080

Kern Audubon Society  
Attn: Frank Bedard, Chairman  
4124 Chardonnay Drive  
Bakersfield, CA 93306

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

Center on Race, Poverty  
& the Environment  
Attn: Marissa Alexander  
1999 Harrison Street – Suite 650  
San Francisco, CA 94612

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

Defenders of Wildlife/  
Kim Delfino, California Dir  
980 - 9th Street, Suite 1730  
Sacramento, CA 95814

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

Native American Heritage Council  
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3401 Aslin Street  
Bakersfield, CA 93312

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

Verizon California, Inc.  
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520 South China Lake Boulevard  
Ridgecrest, CA 93555

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

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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  
Kathy Morgan, Chairperson  
1731 Hasti-acres Drive, Suite 108  
Bakersfield, CA 93309

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

Tubatulabals of Kern County  
Attn: Robert Gomez, Chairperson  
P.O. Box 226  
Lake Isabella, CA 93240

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

San Fernando Band of Mission Indians  
Attn: John Valenzuela, Chairperson  
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LIUNA  
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Attn: Todd Quelet  
16922 Airport Boulevard  
Mojave, CA 93501

National Public Lands News  
941 E. Ridgecrest Blvd  
Inyokern, CA 93555

Pleistocene Foundation  
2362 Lumill Street  
Ridgecrest, CA 93555

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Holding Company  
Rupal Patel  
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San Diego, CA 92130

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Wind Stream, LLC  
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Fotowatio Renewable Ventures  
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Bill Barnes, Dir of Asset Mgt  
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Michael Strickler, Sr Project Mgr  
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Beyond Coal Campaign/Sierra Club  
Sarah K. Friedman  
1417 Calumet Avenue  
Los Angeles, CA 90026

Tehachapi Area Assoc of Realtors  
Carol Lawhon, Assoc Exe, IOM  
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Tehachapi, CA 93561

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

David Walsh  
22941 Banducci Road  
Tehachapi, CA 93561

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

U.S. Army  
Attn: Philip Crosbie, Chief  
Strategic Plans, S3, NTC  
P.O. Box 10172  
Fort Irwin, CA 92310

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

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

U.S. Marine Corps  
Attn: Patrick Christman  
Western Regional Environmental Officer  
Building 1164/Box 555246  
Camp Pendleton, CA 92055-5246

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



Lorelei H. Oviatt, AICP, Director  
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Email: [planning@kerncounty.com](mailto:planning@kerncounty.com)  
Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL  
RESOURCES DEPARTMENT**

Planning  
Community Development  
Administrative Operations

**NOTICE OF PREPARATION**

**DATE:** July 1, 2020

**TO:** Surrounding Property Owners within  
1,000 Feet of Project Boundary; and,  
Interested Parties

**FROM:** Kern County Planning and Natural  
Resources Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

**RE: Notice of Preparation of an Environmental Impact Report – Raceway 2.0 Solar Project by sPower Group, LLC; (PP17226)**

Dear Sir or Madam:

The Kern County Planning and Natural Resources Department as Lead Agency (per CEQA Guidelines Section 15050) has determined that preparation of an Environmental Impact Report (EIR) is necessary for the project identified below. The purpose of this letter is to notify property owners within 1,000 feet of the project boundaries of this determination. A copy of the Notice of Preparation (NOP) prepared for this project is available for viewing at the following Kern County website: <http://kernplanning.com/planning/notices-of-prep/>.

The purpose of the NOP is to describe the proposed project, specify the project location, and to identify the potential environmental impacts of the project so that Responsible Agencies and interested persons can provide a meaningful response related to potential environmental concerns that should be analyzed in the EIR.

You are invited to view the NOP and submit written comments regarding this project should you wish to do so. Due to the limits mandated by State law, your response must be received by **July 31, 2020 at 5:00pm**. Your comments can also be submitted at a scoping meeting that will be held on **Friday, July 17, 2020 at 1:30pm**. In compliance with the Governor's Executive Order, the California Department of Public Health's guidelines on gatherings regarding COVID-19, and Kern County Local Emergency Declaration, the scoping meeting required by the CEQA Guidelines will be conducted online. Closed captioning, in English, will be available to attendees. Instructions for accessing the virtual scoping meeting will be available three (3) days before the virtual scoping meeting on the Kern County Planning and Natural Resources Department website at: <https://kernplanning.com>.

Please be advised that any comments received after the dates listed above will still be included in the public record for this project and made available to decision makers when this project is scheduled for consideration at a public hearing. Please also be advised that you will receive an additional notice in the mail once a public hearing date is scheduled for this project. You will also be provided additional opportunities to submit comments at that time.

**PROJECT TITLE:** Raceway 2.0 Solar, by sPower Development Corporation, LLC (PP17226); **SITE 1:** SPA 33, Map 231; ZCC 154, Map 231; CUP 116 Map 231; SPA 34, Map 231; **SITE 2:** SPA 35, Map 231; ZCC 155, Map 231; CUP 117, Map 231; SPA 36, Map 231; **SITE 3:** SPA 37, Map 231; ZCC 156, Map 231; CUP 118, Map 231; SPA 38, Map 231; **SITE 4:** CUP 119, Map 231; CUP 4, Map 231-20; SPA 39, Map 231; SPA 3, Map 231-20; Cancellation of a Williamson Act Contract **SITE 5:** SPA 5, Map 231-21; SPA 5, Map 231-28; ZCC 3, Map 231-21; ZCC 3, Map 231-28; CUP 3, Map 231-21; CUP 7, Map 231-28; SPA 6, Map 231-21; SPA 6, Map 231-28; **SITE 6:** SPA 7, Map 231-21; ZCC 4, Map 231-21; CUP 4, Map 231-21; Kern County Franchise Agreement; and vacation of existing public access easements on the project site.



**PROJECT LOCATION:** The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West in Sections: 20, 21, 28, 29, 32, and 34, T9N/R13W in the eastern portion of unincorporated Kern County, California

**PROJECT DESCRIPTION:** The proposed Raceway 2.0 Solar Project (proposed project) is a proposal by sPower Development Company, LLC (project proponent) to construct and operate photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity in the form of advanced energy battery storage units on approximately 1,330 acres of privately owned land in the unincorporated area of eastern Kern County, California.

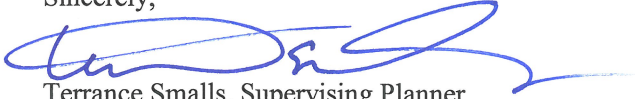
Implementation of the project as proposed would include:

- (a) Six (6) Amendments to the Willow Springs Specific Plan Amendment to the Willow Springs Specific Plan (SPA 33, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 89 acres and from existing map code designation 7.2/4.4 (Service Industrial, Comprehensive Plan Area) to 7.2 (Service Industrial) on approximately 6 acres; (SPA 35, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 42 acres and from map code designation 7.2/4.4 (Service Industrial, Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 48 acres; (SPA 37, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 75 acres and from existing map code designation 7.2/4.4 (Service Industrial, Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 38 acres; (SPA 6, Map 231-21) from map code designation 5.3/4.4 (Residential, 10 Dwelling Units Per Acre/Comprehensive Plan Area) to 5.3 (Residential, 10 Dwelling Units Per Acre) on approximately 160 acres; amendment of Willow Springs Specific Plan (SPA 5, Map 231-28) from map code designation 5.3/4.4/2.85 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area/Noise Management Area) to 5.3/2.85 (Residential, 10 Dwelling Units Per Acre/Noise Management Area) on approximately 80 acres; Amendment of Willow Springs Specific Plan Amendment (SPA 7, Map 231-21) from map code designation 5.3/4.4 (Residential, 10 Dwelling Units per Acre, Comprehensive Plan Area) to 5.3 Residential, 10 Dwelling Units per Acre) on 80 acres;
- (b) Five (5) changes in zone class classification as follows: (ZCC 154, Map 231) from the existing zone district E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture) on approximately 92 acre; (ZCC 155, Map 231) from the existing zone district E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 40 acres and from E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) on approximately 50 acres to A FPS (Exclusive Agriculture, Floodplain Secondary Combining); ZCC 156, Map 231) from the existing E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) on approximately 510 acres; (ZCC 3, Map 231-21) from E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 160 acres for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre); (ZCC 3, Map 231-28) from E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobilehome Combining, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) on approximately 81 acres, for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre); and (ZCC 4, Map 231-21) from E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 40 acres to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) and from Open Space (OS) on approximately 40 acres to A FPS;
- (c) Eight (8) Conditional Use Permits Conditional Use Permits to allow for the construction and operation of six solar facilities with a total generating capacity of approximately 281 megawatts within the A (Exclusive Agriculture) Zone District (in Zone Maps 231, 231-20, 231-21, and 231-28), pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance;
- (d) Seven (7) Amendments to the Circulation element of the Willow Springs Specific Plan to eliminate future road reservations along Section and mid-Section as follows in Sections 20, 21, 28, 29 and 32 of T.9N/R.13W, SBBM;
- (e) Cancellation of an Existing Williamson Act Contract;
- (f) Vacation of existing public access easements on the project site; and

(g) Franchise Agreement for installation of generation tie lines in the County right-of-way.

Should you have any questions regarding this project, or the Notice of Preparation, please feel free to contact the Project Manager assigned to this case, Terrance Smalls, Supervising Planner, at (661) 862-8607 or via email at [SmallsT@kerncounty.com](mailto:SmallsT@kerncounty.com).

Sincerely,



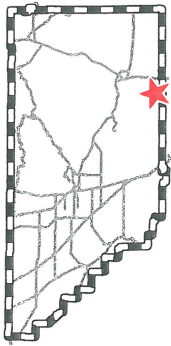
Terrance Smalls, Supervising Planner  
Advanced Planning Division

Attachment: Figure 1- Site Vicinity Map





Kern County



11 N 13 W  
ZM 197

10 N 13 W  
ZM 214

10 N 14 W  
ZM 215

9 N 13 W  
ZM 231

9 N 14 W  
ZM 232

10 N 12 W  
ZM 213

Rosamond

**SITE**

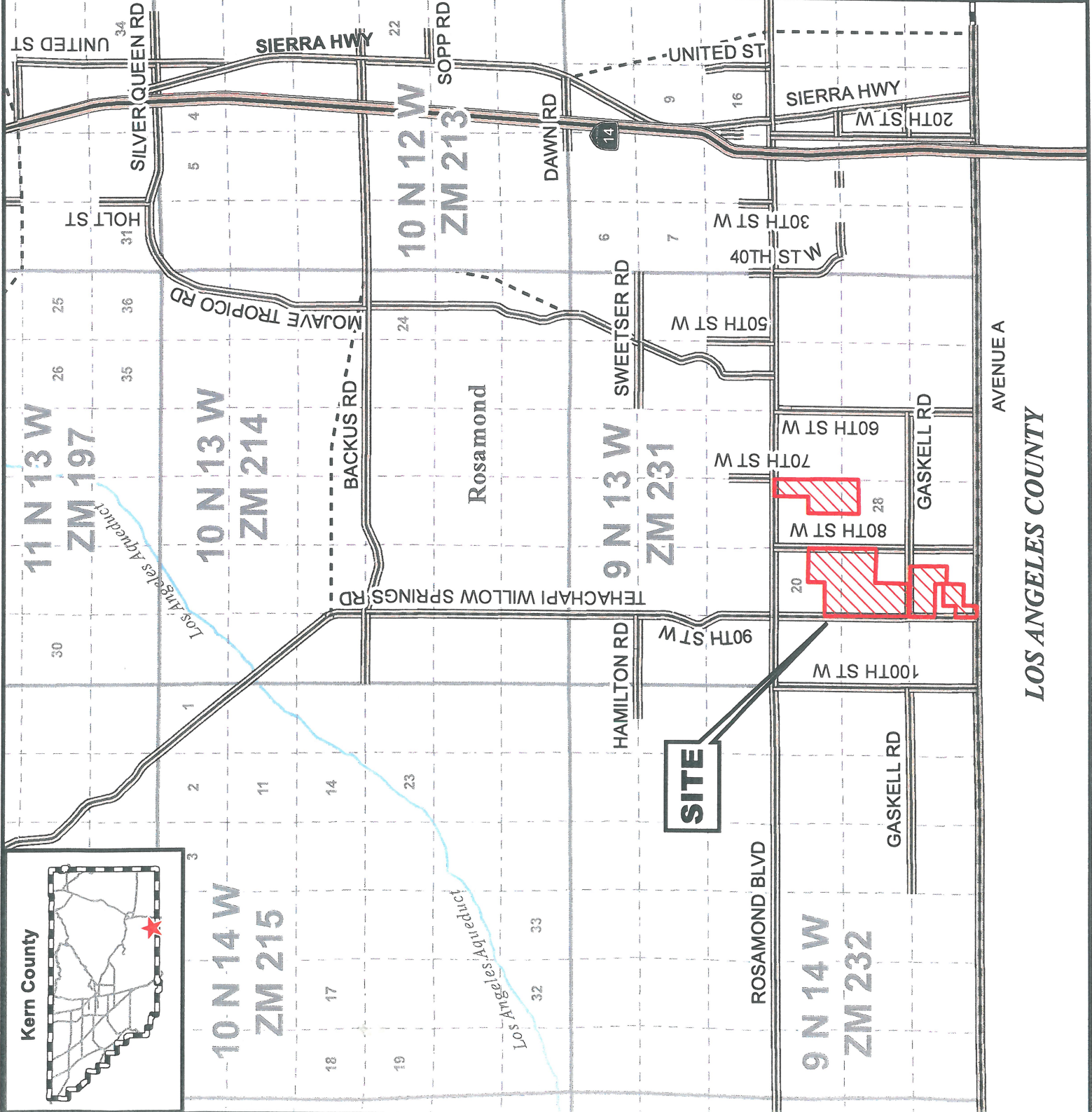


Figure 1

## Vicinity Map

by: sPower Development Corporation, Inc

- Project Boundary
- NAMED HWY
- STATE HWY
- Arterials
- Kern County Boundary
- Township/Range
- Sections
- Water Courses
- Unincorporated Cities

T9N/R13W - Sec. 20, 21, 28, 29, & 32

Created on: 6/8/2020



0 4,100 8,200 12,300 16,400 Feet



LOS ANGELES COUNTY

Kern County  
Planning & Natural  
Resources Department

SPA #33; ZC #154; CUP #116, Map #231  
WO #PP17226  
(EIR 08-17- Raceway Solar)  
I:\Planning\WORKGRPS\WP\LABELS\eir  
08-17ts.noa.docx  
Sc 06/29/20

374 150 12 00 5  
ADAMS AUDREY  
9081 BUCKHORN AV  
ROSAMOND CA 93560-7274

374 011 08 00 0  
ADM INVESTMENTS LLC  
1875 E CENTURY PARK # 2230  
LOS ANGELES CA 90067

252 172 20 00 9  
AEK GLOBAL INV LLC  
4603 HURFORD TR  
ENCINO CA 91436-3345

374 220 30 00 7  
ALCHIN JACK A FAMILY TR  
P O BOX 141  
LOMPOC CA 93436

374 230 24 00 3  
ALEXANDER SAHIEB A & SARA R  
42348 W 76TH ST  
LANCASTER CA 93536

374 400 06 00 0  
ALMENDRAS JOHN ANTONIO  
14622 CALIFORNIA AV  
BALDWIN PARK CA 91706

374 220 50 00 5  
ALVAREZ ROBERTO & RITA M  
5246 ELK CREEK  
SAN ANTONIO TX 78251-3545

374 351 06 00 3  
ANDERSON JOHN CARROLL & RUTH  
2030 E FARDOWN AV  
HOLLADAY UT 84121-1407

374 011 09 00 3  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 011 13 00 4  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 011 19 00 2 **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 171 07 00 4  
ARANA WALTER E & KARIM L  
159 S PACIFICO ST  
TRACY CA 95391-2073

374 210 17 00 7  
ARAQUEL SONNY B & ANGELITA G  
5545 SAMANTHA AV  
LAKEWOOD CA 90712

374 100 07 00 6  
ARAUJO SANTOS  
44556 E 3RD ST  
LANCASTER CA 92535

252 172 17 00 1  
AU FAMILY LEGACY LLC  
3662 CALLE CANON  
CALABASAS CA 91302-3036

374 082 09 00 1  
AYON ALEJANDRO M  
38042 RUDALL AV  
PALMDALE CA 93550

374 032 19 00 5  
BALDWIN LANCE  
8263 MOJAVE AV  
ROSAMOND CA 93560

374 400 08 00 6  
BALUN ANTHONY G TR  
101 EASTGATE CT U 107  
ALGONQUIN IL 60102-3078

374 220 17 00 0  
BANAEI ALI ALEX  
29165 RANGEWOOD RD  
CASTAIC CA 91384

374 352 07 00 3  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 11010-2051

374 351 02 00 1  
BARTON JEFFREY & KAREN  
2614 S ROSE GDN  
MESA AZ 85209-7908

374 344 03 00 2 **DUP**  
BEERY JOHN & JACQUE L  
4361 W AVE N-8  
PALMDALE CA 93551

375 220 23 00 4  
BEERY JOHN EARL & JACQUE LEE  
4361 WEST AVE N-8  
PALMDALE CA 93551

374 020 38 00 3  
BELTE DAUMANTS  
P O BOX 880  
ROSAMOND CA 93560

374 364 02 00 5  
BIEDERMAN TRUST  
441 CITRUS AV  
IMPERIAL BEACH CA 91932-1117

374 210 21 00 8  
BIGELOW ARDITH FAMILY TRUST  
11050 BRYANT ST # 160  
YUCAIPA CA 92399-3024

374 240 03 00 5  
BLOOM CAROLYN  
1405 W 90TH ST  
ROSAMOND CA 93560-7175

374 220 34 00 9  
BONHAM CORY LEE & DEBORAH  
ANN W REVOCABLE TR  
17311 PEPPER TREE ST  
FOUNTAIN VLY CA 92708-2749

374 361 01 00 1  
BROTHERSON FAMILY TRUST  
1165 EAST 1200 NORTH  
OREM UT 84097-4336

374 032 04 00 1  
BUCHER JERRY & AMELIA J  
P.O. BOX 2083  
ROSAMOND CA 93560

375 104 11 00 2  
BUMATAY VENANCIO &  
POTENCIANA  
4241 BROWNING DR  
OXNARD CA 93033-6715

374 354 01 00 9  
BUNDALIAN ROMEO S  
626 BOXCOVE PL  
DIAMOND BAR CA 91765-4611

374 351 03 00 4  
BUZIK IVAN  
11510 CHERRYLEE DR  
EL MONTE CA 91732-1000

375 220 12 00 2  
CABALU ANTONIO P SR & LILIA C TR  
P O BOX 412615  
LOS ANGELES CA 90041-9615

374 032 09 00 6  
CADEMARITORI HECTOR J &  
FLORENCIA V  
2884 ROOSEVELT ST  
LA VERNE CA 91750

374 410 01 00 8  
CALANDRI JOHN & SHANNON TRUST  
PO BOX 8010  
LANCASTER CA 93539-8010

375 101 02 00 5  
CALDWELL SE ELCY  
5126 ARLINGTON AV  
LOS ANGELES CA 90043-1944

374 011 38 00 7  
CANON ADELIA M ET AL  
16902 MARINA BAY DR  
HUNTINGTN BCH CA 92649

252 180 05 00 5                      **DUP**  
CARLSON HERB TR  
25612 GOLDENSPRING DR  
DANA POINT CA 92629-1537

374 230 26 00 9  
CARLSON TR  
25612 GOLDENSPRING DR  
DANA POINT CA 92629-1537

374 220 52 00 1  
CARRANZA GEORGE L  
2750 W 233RD ST  
TORRANCE CA 90505

374 172 07 00 1  
CARRILLO JESUS & CARRILLO  
ALCARAZ JACQUELIN  
9517 LONGDEN AV  
TEMPLE CITY CA 91780-1611

374 210 02 00 3  
CARVAJAL NICOLLE TERESA  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 172 10 00 9  
CHAMBERS SIMON  
6914 ROLAND AV  
ROSAMOND CA 93560-7197

252 172 09 00 8  
CHAN DIANNA S REVOCABLE TRUST  
1335 5 CALUMET AV  
LOS ANGELES CA 90026

374 220 20 00 8  
CHAPMAN FAMILY TRUST  
1143 HOWARD ST  
PASADENA CA 91104

374 352 05 00 7  
CHARU FAMILY TRUST  
445 PERALTA HILLS DR  
ANAHEIM CA 92807

374 342 04 00 1  
CHAVEZ PATRICK  
4236 SILVERADO DR  
THOUSAND OAKS CA 91360

374 172 09 00 7  
CHEUNG D & HELEN TR & TRS ET AL  
1909 YACHT CAMILLA  
NEWPORT BEACH CA 92660-6702

252 172 05 00 6  
CHEUNG KWOK TUNG & TSUI FUNG  
1671 ABAJO DR  
MONTEREY PARK CA 91754-2307

374 352 04 00 4  
CHEUNG SUM CHRISTINE  
12320 DEANA ST  
EL MONTE CA 91732

374 072 15 00 5  
CHINN RAYMOND  
3005 MC CALL AV  
BAKERSFIELD CA 93304

374 011 30 00 3  
CLAYTON JAMES  
6639 W AVENUE A2  
LANCASTER CA 93536-9593

374 032 06 00 7  
CLEMENTE MARCELO & LOLITA P  
91 1007 KAHOA ST  
EWA BEACH HI 96706-4674

374 410 10 00 4  
CLOVIS ONE INC  
1155 AUTO MALL DR  
LANCASTER CA 93534

374 220 41 00 9  
COLLINS EDWARD R & ELSIE J  
PO BOX 340  
ROSAMOND CA 93560

374 440 02 00 0  
COUTURIER B & E MANAGEMENT  
TRUST  
4856 LONGCOVE DR  
STOCKTON CA 95219

374 440 03 00 3  
COUTURIER CLAIR R JR & VICKIE L  
REV TR  
4702 NW FOXGLOVE DR  
GIG HARBOR WA 98332

252 172 18 00 4  
CRITCHLOW THOMAS H & GENE M  
TR  
5853 HABER ST # G  
SAN DIEGO CA 92122

374 100 06 00 3  
CROFFORD FMLY TR  
1731 TUFFREE BL  
PLACENTIA CA 92870

374 220 43 00 5  
CUELLAR JOSE LUIS  
7865 NOEL ST  
ROSAMOND CA 93560-7026

374 400 13 00 0  
DAMON TRUST  
10373 HAWTHORNE AV  
HESPERIA CA 92345

252 180 08 00 4  
DAROYA JOSE L & LAURA  
240 N VIRGIL AV STE 19  
LOS ANGELES CA 90004

374 011 06 00 4  
DIAMOND HOME DEVELOPMENTS &  
INVESTMENTS INC  
8971 SYRACUSE AV  
ANAHEIM CA 92804-6230

374 220 51 00 8  
DIAZ SALVADOR & MANUELA  
PO BOX 2294  
ROSAMOND CA 93560

374 230 30 00 0  
DIETRICH LIVING TR  
39355 RCR 68A  
STEAMBOAT SPG CO 80487

374 220 38 00 1  
DOERKSEN VERNON & JOSEPHINE  
TRUST  
PO BOX 564  
COTTONWOOD AZ 86326-0564

374 366 06 00 1  
DOU EDWARD  
4241 GRAND VIEW BL  
LOS ANGELES CA 90066-5819

252 180 04 00 2  
DOUK S&B FAM TR  
1101 SHELL GATE PL  
ALAMEDA CA 94501

374 210 22 00 1  
DUNN ELIZABETH ANN  
8691 JENNRICH AV  
WESTMINSTER CA 92683

374 352 03 00 1  
ELEMUREN TAIWO ADEOLA  
3685 NORTON AV  
LOS ANGELES CA 90018

374 210 19 00 3  
ELKHARBOTLY ALI B & ESTHER  
RILL  
11112 NOLAN AV  
EL MONTE CA 91731

374 342 01 00 2  
ENAULT MICHAEL J & FLOYD D  
1314 MANDI CT  
PRESCOTT AZ 86301-5502

374 341 02 00 8  
ENGEL D&S FAMILY TRUST  
PO BOX 2532  
ROSAMOND CA 93560-2532

374 341 04 00 4  
EPPS MARK  
P O BOX 2036  
ROSAMOND CA 93560

374 355 01 00 6  
EPPS SCOTT & MICHELLE  
P O BOX 2423  
ROSAMOND CA 93560

374 410 12 00 0  
EPSTEIN JOSHUA T & OLIVIA  
1527 LA LINDA LN  
ROSAMOND CA 93560-7491

374 171 06 00 1  
EQUITY TR CO CUSTDN FBO  
GALLAGHER MARY V  
PO BOX 56867  
SHERMAN OAKS CA 91413-6867

374 400 26 00 8  
EQUITY TRUST CO FBO DIANE R  
NELSON ROTH IRA  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 354 03 00 5  
ESCALANTE LUISA E G  
4327 ANDY ST  
LAKEWOOD CA 90712

252 172 16 00 8  
ESHBACH FAMILY TR  
P O BOX 749  
TEHACHAPI CA 93581

374 346 04 00 9  
EYNON EDWIN THOMAS & NANCY G  
7 CALAIS CI  
RANCHO MIRAGE CA 92270-2749

374 230 20 00 1  
FENNER JANET KAY ET AL  
32788 BRUGGEMAN DR  
WARREN MI 48093-1434

375 220 13 00 5                      **DUP**  
FERNANDES DENNIS W & AURA P  
ADDRESS UNKNOWN

375 101 15 00 3  
FINCK RICHARD  
6022 RONALD CI  
CYPRESS CA 90630

374 032 03 00 8  
FISH LIVING TR  
36274 FINEGOLD CREEK DR  
NORTH FORK CA 93643-9795

374 354 02 00 2  
FLAGLER D KEITH & MARCIA L TR  
38423 E MARACAIBO CI  
PALM SPRINGS CA 92264

374 220 39 00 4  
FLUEGGE FAMILY REVOCABLE  
LIVING TRUST  
108 S 3RD ST  
NEW ULM MN 56073

375 104 12 00 5  
FRAIOLI ALFRED D  
PO BOX 270580  
WEST HARTFORD CT 06127-0580

374 230 16 00 0  
FRAY MARVIN L & DIANE L  
P O BOX 308011  
CLEVELAND OH 44130

252 172 03 00 0  
FUNG JOHN W & VIRGINIA TR  
3802 TOLAND AV  
LOS ALAMITOS CA 90720

375 230 03 00 9  
FUTURE ESTATES LAND HOLDINGS  
LLC  
P O BOX 304  
HERMOSA BEACH CA 90254

374 032 02 00 5  
GARINGO PACITA  
PO BOX 2484  
CALIFORNIA CITY CA 93504-0484

374 032 08 00 3  
GARINGO PACITA  
P O BOX 2484  
CALIFORNIA CITY CA 93504

375 101 28 00 1  
GAVINS DAPHNE DALE  
8119 S MORGAN ST  
CHICAGO IL 60620-3020

374 180 06 00 7  
GEE BING H  
1920 ALBION ST  
LOS ANGELES CA 90031-3203

374 450 02 00 3  
GODDE MAX C  
212 W SIERRA VIEW DR  
JACKSON CA 95642-2232

374 150 10 00 9  
GOMEZ RAMON & ROSA M REV  
TRUST  
1809 AMBERIDGE WY  
PALMDALE CA 93551

374 361 02 00 4  
GONZALEZ OLGA LUCRECIA  
8150 SHIRLEY AV  
RECEDA CA 91335

374 220 18 00 3  
GRASELL STEVE & MELISSA  
44529 OVERLAND AV  
LANCASTER CA 93536

374 011 02 00 2  
GRL PARTNERSHIP  
915 WILSHIRE BL STE 1760  
LOS ANGELES CA 90017

374 410 11 00 7  
GROESCHEL MICHAEL & SANDRA  
1575 LA LINDA LN  
ROSAMOND CA 93560-7491

374 072 13 00 9  
HAMILL PAMELA  
RR 2 BOX 100  
CIBOLA AZ 85328-9706

374 250 04 00 1  
HARTER SCOTT & KAY  
PO BOX 538  
MCARTHUR CA 96056-0538

375 101 27 00 8  
HARVARD ENTERPRISES LLC  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 082 08 00 8  
HASHIMOTO JERRY  
6865 E 11TH AV  
DENVER CO 80220

375 101 18 00 2  
HAZBOUN RAPHAEL & TANNOUS E F  
24410 PRESIDENT AV  
HARBOR CITY CA 90710

374 072 21 00 2  
HERNANDEZ ARTURO  
7936 WOODLEY AV SP 6  
VAN NUYS CA 91406-1200

375 220 41 00 6  
HERNANDEZ FELIPE C & AURORA O  
16 TIMBERGATE  
IRVINE CA 92614-7068

374 355 02 00 9  
HERNANDEZ HENRY V  
10159 ALPACA  
S EL MONTE CA 91733

374 011 25 00 9  
HERNANDEZ JOSE LUIS  
859 W GROVEWOOD AV  
BLOOMINGTON CA 92316-2106

374 410 14 00 6  
HICKS VICKIE E  
1619 W 76TH ST  
ROSAMOND CA 93560-7375

374 342 05 00 4  
HIDALGO JUAN R & BLANCA I  
4722 SPICE ST  
LANCASTER CA 93536

374 240 10 00 5  
HIDE TOM T & CHERRY FAMILY TR  
167 SEACOUNTRY LN  
RANCHO SANTA MA CA 92688-5557

252 190 09 00 0  
HIGA BETTY M  
1421 7TH AV  
HONOLULU HI 96816-2749

374 330 01 00 5  
HOLIDAY ESTATES NO 2  
6824 MELROSE AV  
HOLLYWOOD CA 90038

374 360 01 00 4  
HOLIDAY ESTATES NO 3  
6824 MELROSE AV  
HOLLYWOOD CA 90038

**DUP**

374 090 06 00 1  
HOY LEONARD F  
22603 GAYCREST AV  
TORRANCE CA 90505

374 032 11 00 1  
HUFFMAN TERRANCE LEE &  
MICHELE  
2327 E MOUNTAIN VISTA DR  
PHOENIX AZ 85048-4211

252 172 15 00 5  
HUTH CHRISTOPHER C  
3500 W 75TH ST  
ROSAMOND CA 93560-7179

374 020 41 00 1  
ILIC SLAVICA  
44816 RUTHRON ST  
LANCASTER CA 93536-8413

374 450 09 00 4  
ILIC VICKY SLAVICA & DON  
SLAVICA  
2010 W AVENUE K5  
LANCASTER CA 93536-5236

374 032 17 00 9  
INGLE CRESS STUART  
2106 WEST UNIVERSITY  
PORTALES NM 88130

374 344 02 00 9  
INNERARITY LINDA  
3276 TOOPAL DR  
OCEANSIDE CA 92058

375 104 09 00 7  
IRA SERV TR CO CUSTDN  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

375 230 27 00 9  
ITALIA INVS LLC  
6135 WEST AVENUE M 8  
PALMDALE CA 93551

374 072 18 00 4  
JAIME JOSE L & RUTH P  
4016 FRANCIS AV  
CHINO CA 91710-1520

374 230 27 00 2  
JONES JEFFREY E & RITA K  
2143 NE WHILSHIRE DR  
ROCHESTER MN 55906-4044

374 341 01 00 5  
JOVEL LILIANA B  
6451 TEESDALE AV  
NORTH HOLLYWOOD CA 91606

374 082 07 00 5  
KELLY JAME H & JOHNNIE D FAMILY  
TRUST  
6564 BRYNWOOD WY  
SAN DIEGO CA 92120-3808

374 220 49 00 3  
KEMBLOWSKI DAVID RAY  
588 ANACAPA DR  
CAMARILLO CA 93010-1105

374 220 48 00 0  
KEMBLOWSKI JEFFREY D  
7720 HOLIDAY AV  
ROSAMOND CA 93560

374 230 14 00 4  
KENNEDY FRANK E ET AL  
672 S SCHUG ST  
ORANGE CA 92869-5446

374 346 01 00 0  
KENNGOTT CURTIS R & JENNIFER A  
2285 W 78TH ST  
ROSAMOND CA 93560-7536

374 440 01 00 7  
KHATIBI RICHARD  
PO BOX 16296  
ENCINO CA 91416-6296

374 220 29 00 5  
KLER MICHAEL A  
9025 MEADOWRUN CT  
SAN DIEGO CA 92129-3301

374 032 18 00 2  
KNICKLEBINE LUCAS &  
GWENDOLYN  
8301 MOJAVE AV  
ROSAMOND CA 93560-7188

374 032 14 00 0  
KO CHRISTOPHER & JENNY  
13192 MCKINLEY AV  
CHINO CA 91710

374 450 03 00 6  
KOCHEL EMILY  
50508 W 90TH ST  
LANCASTER CA 93536-9405

374 011 23 00 3  
KUSUHARA CATHARINE AI  
1346 MONCADO DR  
GLENDALE CA 91207-1832

374 011 28 00 8  
KUSUHARA CATHARINE AI  
1346 MONCADO LN  
LOS ANGELES CA 90077

374 400 07 00 3  
KUZNITSKY GERALD  
3 HASTINGS ON OXFORD  
ROLLING MEADOWS IL 60008-1914

374 450 08 00 1  
LANDAVERDE PRUDENCIO &  
ANGELA  
10503 ALEXANDER AV  
SOUTHGAGE CA 90280

374 343 01 00 9  
LANG FAMILY TRUST  
7746 RUSTIC PINE COVE  
MIDVALE UT 84047

374 020 49 00 5  
LE THUY THANH  
16631 MT ERIN CI  
FOUNTAIN VALLEY CA 92708

252 172 06 00 9  
LEE AMY  
188-11 42ND AV  
FLUSHING NY 11358

374 367 01 00 3  
LEE CYNTHIA CENTENO  
17754 RALPHS RANCH RD  
SAN DIEGO CA 92127-7617

252 172 02 00 7  
LEE ELEANOR  
7931 DUNBARTON AV  
LOS ANGELES CA 90045

374 230 18 00 6  
LEE TED F & LILY H ET AL  
212 PIONEER CT  
RICHMOND CA 94803

374 210 26 00 3  
LINGAD JOHN LIOMAR M & FE S  
2621 STERN LN  
OXNARD CA 93035-1757

252 172 21 00 2 **DUP**  
LIU PO-LIN & HSIUNG YAO-CHEN  
ADDRESS UNKNOWN

374 011 07 00 7  
LOMBARDI FAMILY TRUST  
1025 GARRIDO CT  
CAMARILLO CA 93010-1022

252 172 12 00 6  
LOUIE MITCHELL WAYNE  
1354 CHAMPAGNE R CI  
ROSEVILLE CA 95747

374 220 27 00 9  
LOWENKRON Z BARRY & ROBERTA  
L REV TR  
16838 ENCINO HILLS DR  
ENCINO CA 91436

374 351 07 00 6  
LU ROBERT L  
2035 CLEAR RIVER LN  
HACIENDA HEIGHT CA 91745

374 150 11 00 2  
MANDEVILLE EIKO LIV TR  
14252 S 43RD PL  
PHOENIX AZ 85044

374 344 04 00 5  
MANZO ISAAC A  
16864 PAINE ST  
FONTANA CA 92336-2526

374 100 08 00 9  
MARINO FAMILY TRUST  
1759 1ST ST  
LA VERNE CA 91750-5306

375 101 14 00 0 **DUP**  
MARTINEZ MOISES  
ADDRESS UKNOWN

374 366 04 00 5  
MARTINEZ ROMUALDO & MA F  
15512 GEORGIA AV  
PARAMOUNT CA 90723

374 353 06 00 7  
MATO MARC JAMES  
44137 MIKIOLA DR  
Kaneohe HI 96744-2437

374 354 04 00 8  
MAULDIN RONNIE LEE  
3107 EDWARDS AV  
ROSAMOND CA 93560

374 020 16 00 9  
MAYER JOSEPHINE  
230 PARK AV FLR 21  
NEW YORK NY 10169-2403

252 172 07 00 2  
MC GILL JACQUELINE  
1705 BASSETT CT  
CHARLESTON SC 29412-8661

375 101 16 00 6  
MC GUFFIN V ELMER & EDNA C TR  
301 CABEZA NEGRA DR  
RIO RANCHO NM 87124

374 366 01 00 6  
MEDRANO MARCOS & DORIS  
641 EMBER LN  
LA HABRA CA 90631

374 180 11 00 1  
MESMER PAUL E ET AL  
PO BOX 172  
SURFSIDE CA 90743-0172

374 020 15 00 6  
MEYER HANS PETER TRUST  
3855 W 181ST ST  
TORRANCE CA 90504-3813

375 220 42 00 9  
MILANO VALERIE LYNN MADDOX  
SEP PROP TRUST  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

375 220 24 00 7  
MOHAMMADZADEH SHOKRIEH  
28484 VIA MAMBRINO  
SAN JUAN CAPIST CA 92675-3346

375 104 05 00 5  
MOHLENKAMP KENNETH & MARY  
ELLEN FAMILY TRUST  
10251 STRATHERN ST  
SUN VALLEY CA 91352-4155

375 104 06 00 8  
MONGELLI ROCCO JOSEPH & JULIA  
TR  
1840 ONTARIO ST  
BURBANK CA 91505

374 366 05 00 8  
MONTGOMERY JESSE REV TR  
3526 W AVENUE J4  
LANCASTER CA 93536-6277

374 011 26 00 2  
MONTOKA FRANCISCO  
3300 W 15TH ST APT 567  
ROSAMOND CA 93560

374 072 17 00 1  
MOTZKIN DONALD SURVIVORS  
TRUST  
5015 BALBOA BL U 208  
ENCINO CA 91316-3485

374 450 07 00 8  
MULLINS VERNON & DEANA  
PO BOX 1896  
ROSAMOND CA 93560-1896

374 072 14 00 2  
NAVA EDUARDO & MARIA ET AL  
1127 5 WEST 60TH PL  
LOS ANGELES CA 90044

374 020 50 00 7  
NGUYEN AN THOMAS  
914 N ROSITA ST  
SANTA ANA CA 92703-1531

375 101 26 00 5  
NGUYEN TUNG THANH  
7657 VICKY AV  
WEST HILLS CA 91304

374 220 40 00 6  
NICHOLS CLAYTON H & MARIA L  
P O BOX 257  
ROSAMOND CA 93560

374 230 19 00 9  
NISHIMOTO FAMILY TR  
17832 SO THORNLAKE AV  
ARTESIA CA 90701

374 400 25 00 5  
NISHIMURA ISAMU S & NAMIKO F  
7142 LYRIC AV  
LANCASTER CA 93536-7428

374 090 08 00 7  
NIXON MARY ELIZABETH  
1019 SUMNER CT  
EL CAJON CA 92021

374 230 15 00 7  
NOVOSEDLIK MARIE A  
860 LOWER FERRY RD APT 5P  
EWING NJ 08628-3529

374 343 02 00 2  
ORCA NORBERTO C & MONICA L  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 410 09 00 2  
ORLANDO DOUGLAS L  
PO BOX 3015  
LANCASTER CA 93586-0015

374 400 16 00 9  
ORTEGA JOSE ANTONIO & PENA  
FRANCESCA  
3820 SENECA AV  
LOS ANGELES CA 90039

374 450 06 00 5  
OSSIO RAFAEL & LAPA NIEVES  
37012 COOPER TER  
PALMDALE CA 93550

252 172 19 00 7  
PEREZ JOSEPH J  
23508 VIA CASTANET  
VALENCIA CA 91355-3013

374 342 08 00 3  
PEREZ MANUEL & RODRIGUEZ  
MARIA  
3300 W 15TH ST SP 26  
ROSAMOND CA 93560-7313

374 351 04 00 7  
PISON ROGELITO LAMIS &  
JOSEPHINE ALOTA  
P O BOX 56867  
SHERMAN OAKS CA 91413-6867

374 210 01 00 0  
PRESOGNA JOSEPH J  
10728 CHAENOCK RD  
LOS ANGELES CA 90034

374 346 02 00 3  
PULIAFICO PAUL J TR  
1840 TENNANT AV  
MORGAN HILL CA 95037

374 180 13 00 7  
QUAN ALAN ARTHUR  
941 CALLE CANTA  
GLENDALE CA 91208

252 172 08 00 5  
QUAN VICTOR HUNG  
28653 PIETRO DR  
VALENCIA CA 91354-2699

374 172 06 00 8  
QUERUBIN FLORANTE C & SHIRLEY  
209 W MONTANA ST  
PASADENA CA 91103-1434

374 082 04 00 6  
QUON JAMES & KATHLEEN REV  
TRUST  
481 VAN BUREN DR  
MONTEREY PARK CA 91755-4150

374 345 03 00 9  
RAJUDIN MOHAMED MASH  
HOORDIN  
6965 ALTA VISTA DR  
RANCHO PALOS VE CA 90275-5605

374 230 28 00 5  
RALLO DAVID T TRUST  
13014 N WHITLOCK CANYON DR  
ORO VALLEY AZ 85755-1806

374 220 42 00 2  
RAMIREZ RAMON JESUS VAZQUEZ  
2524 SUMMERCHASE AV  
ROSAMOND CA 93560-6874

374 250 06 00 7  
RAMSAY SELWYN P  
P O BOX 814  
YORBA LINDA CA 92885

374 210 11 00 9  
REID IRREVOCABLE TR  
ADDRESS UNKNOWN

**DUP**

374 250 07 00 0  
REID WILLIAM A  
HC 68 BOX 315  
CLAYTON ID 83227

374 220 33 00 6  
REINOSO EDGAR  
1730 N PACIFIC AV  
GLENDALE CA 91202-1109

374 210 12 00 2  
RENNIE BRADY J & DEANNE L  
3700 CORNELIUS CT  
ROSAMOND CA 93560

374 210 25 00 0  
REYES LIV TR  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 230 25 00 6  
RIZZA FMLY SURV TR  
8029 GOLFERS OASIS DR  
LAS VEGAS NV 89149-4616

252 190 10 00 2  
ROACH NORMAN L  
10 HEATHRIDGE DR  
SHARPSBURG GA 30277

375 104 04 00 2  
ROBERSON BERNICE H TR  
3003 8TH AV  
LOS ANGELES CA 90018



374 353 07 00 0  
RODRIGUEZ MARIA E  
37840 MELTON AV  
PALMDALE CA 93550-5406

374 344 05 00 8  
RODRIGUEZ TONI E & EDGAR  
1001 RED GRANITE RD  
CHULA VISTA CA 91913

374 364 01 00 2  
ROGERS LEO A  
4171 FRANCISCAN CT  
LAS VEGAS NV 89121-5014

375 101 13 00 7  
ROLLINS TRUST  
6242 E ACOMA DR  
SCOTTSDALE AZ 85254

374 400 35 00 4  
RONQUILLO BARTOLOME L  
3714 BRILLIANT PL  
LOS ANGELES CA 90065-3514

374 240 11 00 8  
SAKAI MITCHELL Y & GAYE I  
2189 AMIKAMIKA PL  
PEARL CITY HI 96782-1371

374 366 02 00 9  
SANCHEZ ANITA MARIA LIVING  
TRUST  
9602 MYRON ST  
PICO RIVERA CA 90660-4717

374 150 14 00 1  
SANCHEZ LORENZO R & SUZANNE  
KING  
P O BOX 1595  
ROSAMOND CA 93560-1595

374 220 55 00 0  
SCHEIRE ROBERT  
5527 105TH ST WEST  
WILLOW SPRINGS CA 93560

374 410 13 00 3  
SEGALE JOSHUA & HEATHER K  
1643 WEST 76TH  
ROSAMOND CA 93560

374 171 11 00 5  
SEGNIK MANAGEMENT SERVICES  
LLC  
34410 FULSHEAR FARMS RD  
FULSHEAR TX 77441-4331

374 220 21 00 1  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL REY CA 90292

374 352 02 00 8  
SILBA FELIPE S & MARIA  
17742 BURTON ST  
RESEDA CA 91335-1511

375 104 07 00 1  
SIM THERESA 2011 REV TRUST  
34412 SCOTT WY  
ACTON CA 93510-2817

252 190 11 00 5  
SIMPSON FAMILY TRUST  
2451 CRESTVIEW DR  
NEWPORT BEACH CA 92663-5622

375 230 01 00 3  
SISAYAN RAQUEL M IRA  
912 SLOAT DR  
SALINAS CA 93907-1974

374 410 02 00 1  
SPALINGER EDWIN J & MARYALYCE  
JT TRUST  
61030 AMBASSADOR DR  
BEND OR 97702-3680

374 072 16 00 8  
STECKEL GARY LEE & JULIE ANN  
3045 LIPMAN LN  
SIMI VALLEY CA 93065

374 230 12 00 8  
STEELE EXEMPTION TRUST B  
1907 VIA MEDONNA  
LOMITA CA 90717

374 210 15 00 1  
STEIGER NILS A & GRETCHEN A  
14014 N 303RD ST  
HILLSDALE IL 61257

252 190 07 00 4  
STEWART MIKE & CHRISTY  
REVOCABLE TRUST  
42547 E 6TH ST STE 105  
LANCASTER CA 93535-5215

374 032 12 00 4  
STRANGE RONALD K  
P O BOX 1256  
ROSAMOND CA 93560

374 072 28 00 3  
TAKAHASHI TOSHIKO  
6152 HAMSHIRE DR  
HUNTINGTON BCH CA 92647

374 020 53 00 6  
TAPIA CHARLES & NELLIE FAM  
TRUST  
1101 W 71ST ST  
ROSAMOND CA 93560-7032

374 410 03 00 4  
TAYLOR THOMAS & CHARLANNE  
P O BOX 1450  
ROSAMOND CA 93560

374 032 01 00 2  
THOMPSON FAMILY 1999 TRUST  
1640 QUINCY RD  
TURLOCK CA 95382

375 101 29 00 4  
TROYER CRAIG E  
PO BOX 56867  
SHERMAN OAKS CA 91413-6867

374 011 04 00 8  
TSAI VIVIAN M  
1680 WILLIAMSPORT ST  
HENDERSON NV 89052-6831

374 220 19 00 6  
URIBE VICTORIANO OJEDA  
10345 LANARK ST  
SUN VALLEY CA 91352-4133

374 180 09 00 6  
UY ANTONIO V & AGNES C  
1828 DOVER PL  
POMONA CA 91766-5507

374 450 05 00 2  
VANNICE CORY  
251 SPUR RANCH RD  
ROSAMOND CA 93560-7247

374 072 12 00 6  
VENTURA GERARDO GONZALEZ  
10330 LORNE ST  
SUN VALLEY CA 91352

374 020 47 00 9  
VINAM WORLD INV & DEV  
16631 MT ERIN CI  
FOUNTAIN VALLEY CA 92708

374 020 48 00 2  
VINAM WORLD INVESTMENT & DEV  
LLC  
57 A PECAN ST  
N SACRAMENTO CA 95691

374 220 31 00 0  
WAI STEVEN C ET AL  
136 CORONA ST  
SAN FRANCISCO CA 94127

374 220 32 00 3  
WANG HUALIN & QIAN ZHUOQUN  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 240 13 00 4  
WARD BRIAN J & GEORGIA R  
1491 W 90TH ST  
ROSAMOND CA 93560-7175

374 172 11 00 2  
WARD ROBERT E & TERRI K TR  
880 BACKBONE CT  
WESTMINSTER MD 21157

374 230 31 00 3  
WIENS RICHARD L & DIANA M  
7212 VIA AMPARO  
SAN JOSE CA 95135

374 353 05 00 4  
WILMORE DEIRDRE A  
79 WOODHAVEN WY  
SICKLERVILLE NJ 08081

374 090 07 00 4  
WONG BOCK & MAY REV TR  
PO BOX 660404  
ARCADIA CA 91066-0404

374 072 20 00 9  
WONG EDDIE MEE  
40481 ANDORRA CT  
FREMONT CA 94539

374 172 08 00 4  
WONG KINGSTON  
7064 COOS CT  
HUNTINGTON BCH CA 92648

252 172 13 00 9  
WONG YUET YING LIVING TRUST  
1226 E SERVICE AV  
WEST COVINA CA 91790-3857

374 343 03 00 5  
WOODARD LIVING TRUST  
1480 JAMES RD  
GRADNERVILLE NV 89410

374 230 17 00 3  
WU WEN BIN & LIN CHING YI  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 082 03 00 3  
YAMANAKA BOB M  
14927 SANDRA ST  
MISSION HILLS CA 91345-1614

374 367 03 00 9  
YAU ANTHONY & HILDA ET AL  
6084 FALCONER AV  
LAS VEGAS NV 89122-3419

375 230 02 00 6  
YEE MICHAEL & FEI HUILI  
PO BOX 56867  
SHERMAN OAKS CA 91413-1867

374 171 10 00 2  
YORK MARSHA A  
2503 SE 11TH ST  
MINERAL WELLS TX 76067-6703

374 450 10 00 6  
YOUNG LAUREN A TRUST  
PO BOX 10078  
LANCASTER CA 93584-0078

374 220 44 00 8  
YOUNGER STEVEN  
1114 W LANCASTER BL  
LANCASTER CA 93534-2250

252 172 11 00 3  
YUGE KAZUKO K  
7936 W 80TH ST  
PLAYA DEL REY CA 90293-7907

252 172 10 00 0  
YUGE KSAUKO K  
7936 W 80TH ST  
PLAYA DEL REY CA 90293-7907

374 367 02 00 6  
ZAMAR MARISOL GONZALEZ  
8831 BARING CROSS ST  
LOS ANGELES CA 90044-4805

374 250 08 00 3  
ZEISMER REVOCABLE LIVING TRUST  
15147 HALINOR ST  
HESPERIA CA 92345

374 400 36 00 7  
ZEITO FARIS F  
515 CENTER ST  
EL SEGUNDO CA 90245-3203

374 200 58 00 3  
A FRANCISCO REALTY &  
DEVELOPMENT CORP  
ADDRESS UNKNOWN

**DUP**

EIR 08-17 Raceway Solar Project  
WO #PP17226  
I:\Planning\WORKGRPS\WP\LABELS\eir  
08-17jkm.noa.docx  
Sc 07/31/18

374 142 23 00 8  
ACOSTA JOSE A MARQUEZ  
6578 BIRCH AV  
ROSAMOND CA 93560

374 150 12 00 5  
ADAMS AUDREY  
9081 BUCKHORN AV  
ROSAMOND CA 935607274

374 150 13 00 8                    **DUP**  
ADAMS AUDREY  
9081 BUCKHORN AV  
ROSAMOND CA 935607274

374 240 03 00 5  
ADAMS GUY R ET AL  
~~1405 W 90TH ST~~  
~~ROSAMOND CA 93560~~

374 011 08 00 0  
ADM INVESTMENTS LLC  
1875 E CENTURY PARK # 2230  
LOS ANGELES CA 90067

374 410 15 00 9  
AEK GLOBAL INVS LLC  
4603 HURFORD TR  
ENCINO CA 914363345

374 410 17 00 5                    **DUP**  
AEK GLOBAL INVS LLC  
4603 HURFORD TR  
ENCINO CA 914363345

374 230 03 00 2  
AGUINALDO FERDINAND LLAMOSO  
3401 LAS PALMAS AV  
GLENDALE CA 912081526

374 210 20 00 5  
AIM DEVS LLC  
4000 MACARTHUR BL # 600  
NEWPORT BEACH CA 926602517

252 152 23 00 2  
AKRAM MOHAMMED & BEGUM  
KAMRRUZZOHA  
4935 W 21ST ST  
LOS ANGELES CA 90016

374 240 14 00 7  
ALARCON MARIA & MARIA LIVING  
TRUST  
5517 SYCAMORE AV  
RIALTO CA 923773913

374 362 01 00 8  
ALCALA ALEJANDRO & CARMEN  
PO BOX 1459  
HOOD RIVER OR 970310459

374 220 30 00 7  
ALCHIN JACK A FAMILY TR  
P O BOX 141  
LOMPOC CA 93436

374 321 06 00 4  
ALEGRE RUDIZON P & EVANGELINE  
BAUTISTA  
531 WOODSIDE CT  
S SAN FRANCISCO CA 94080

252 152 29 00 0  
ALESSO CASEY & CYNTHIA  
PO BOX 398  
ROSAMOND CA 935600398

374 132 06 00 6  
ALESSO FAMILY TR  
PO BOX 8367  
LANCASTER CA 93539

374 410 20 00 3  
ALEXANDER JO ELLEN REVOCABLE  
LIVING TRUST  
P O BOX 2000  
ROSAMOND CA 935602000

374 230 24 00 3  
ALEXANDER SAHIEB A & SARA R  
42348 W 76TH ST  
LANCASTER CA 93536

374 400 06 00 0  
ALMENDRAS JOHN ANTONIO  
14622 CALIFORNIA AV  
BALDWIN PARK CA 91706

374 220 50 00 5  
ALVAREZ ROBERTO & RITA M  
5246 ELK CREEK  
SAN ANTONIO TX 782513545

374 200 59 00 6  
AMBERLAND CORPORATION  
PO BOX 1579  
ROSAMOND CA 935601579

374 122 09 00 2  
AMENT JAMES F & WENDY J  
8264 GOBI AV  
ROSAMOND CA 93560

374 122 09 00 2  
AMENT JAMES F & WENDY J  
7507 BIRCH ST  
ROSAMOND CA 93560

374 272 06 00 7  
AMIGLEO DANILO B & MICHELLE  
FAMILY TR  
2703 RAMONA AV  
LA VERNE CA 91750

374 122 14 00 6  
AMUNDSON ARLEN & JANET  
PO BOX 0635  
ROSAMOND CA 935600635

374 351 06 00 3  
ANDERSON JOHN CARROLL & RUTH  
2030 E FARDOWN AV  
HOLLADAY UT 841211407

374 321 09 00 3  
ANDERSON MAXINE R REV TR  
11414 SERRA RD SP 49  
APPLE VALLEY CA 923087750

374 285 06 00 1                    **DUP**  
ANG GEORGE YU & YAO JUDY  
RIVERA  
ADDRESS UKNONWN

252 152 18 00 8  
ANG ROSA TAN FAMILY TRUST  
PO BOX 1344  
RICHMOND IN 473751344

375 115 19 00 6  
ANN SHAWNA  
1540 EL CERRITO DR  
THOUSAND OAKS CA 913622110

374 132 29 00 3  
ANSOLABEHERE MARC & DAWNA  
P O BOX 220  
ROSAMOND CA 93560

374 011 09 00 3  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 200 31 00 4                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 200 32 00 7                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 200 36 00 9                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 200 37 00 2                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 230 23 00 0                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

374 400 34 00 1                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

375 010 12 00 1                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

375 240 43 00 8                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
P O BOX 3176  
QUARTZ HILL CA 93536

375 240 45 00 4                   **DUP**  
ANTELOPE VALLEY E KERN WTR AG  
ADDRESS UNKNOWN

374 011 13 00 4  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 011 19 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 011 20 00 4                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 011 21 00 7                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 011 22 00 0                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 020 40 00 8                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 020 42 00 4                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 020 55 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 03 00 3                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 29 00 9                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 30 00 1                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 38 00 5                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 39 00 8                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 40 00 0                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 41 00 3                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 42 00 6                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 43 00 9                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 44 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 45 00 5                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 W AVENUE N  
PALMDALE CA 93551

374 200 50 00 9                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 51 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 52 00 5                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 53 00 8                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 54 00 1                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 55 00 4                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 56 00 7                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 200 57 00 0                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 210 08 00 1                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 250 01 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 250 03 00 8                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 410 08 00 9                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 440 05 00 9                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 440 06 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 440 07 00 5                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 440 08 00 8                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

375 020 01 00 2                   **DUP**  
ANTELOPE VALLEY EAST KERN  
WATER AGENCY  
6500 WEST AVENUE E 15  
PALMDALE CA 93551

374 122 08 00 9  
AQENENNI MENA KHUSEHU &  
ELIZABETH LEE  
7528 CYPRESS AV  
ROSAMOND CA 93560

374 171 07 00 4  
ARANA WALTER & KARIM  
159 S PACIFICO ST  
TRACY CA 953912073

374 210 17 00 7  
ARAQUEL SONNY & ANGELITA  
5545 SAMANTHA AV  
LAKEWOOD CA 90712

374 210 18 00 0                   **DUP**  
ARAQUEL SONNY & ANGELITA  
5545 SAMANTHA AV  
LAKEWOOD CA 90712

374 100 07 00 6  
ARAUJO SANTOS  
44556 E 3RD ST  
LANCASTER CA 92535

374 323 05 00 5  
ATAYA HANI & ROSHANGAR ATAYA  
MARJAN  
6610 E BONITA CT  
ORANGE CA 92867

374 121 31 00 8  
AYALA BALTAZAR & BLANCA  
5541 LAUREL CANYON BL # 1  
VALLEY VILLAGE CA 91607

374 082 09 00 1  
AYON ALEJANDRO M  
38042 RUDALL AV  
PALMDALE CA 93550

375 090 27 00 9  
BACK MICHAEL & TOMMIE  
90 HINTON LOOP  
PETAL MS 39465

374 141 05 00 9  
BAEZ RUBEN  
4615 W 66TH ST  
ROSAMOND CA 93560

374 410 16 00 2  
BAEZ RUBEN & ROSA M  
43920 COMSTOCK AV  
LANCASTER CA 935354446

374 041 31 00 5  
BAILEY IRENE I  
4841 COLUMBUS ST APT 14C  
BAKERSFIELD CA 933061392

374 220 43 00 5  
BALDORF ROBERT II/ROBERT SR  
7865 NOEL AV  
ROSAMOND CA 93560

374 032 19 00 5  
BALDWIN LANCE  
8263 MOJAVE AV  
ROSAMOND CA 93560

374 121 32 00 1  
BALTIMORE CHARLES & NANCY  
TRUST  
7957 CYPRESS ST  
ROSAMOND CA 93560

374 400 08 00 6  
BALUN ANTHONY G TR  
101 EASTGATE CT U 107  
ALGONQUIN IL 601023078

374 220 17 00 0  
BANAEI ALI ALEX  
29165 RANGEWOOD RD  
CASTAIC CA 91384

374 352 07 00 3  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 353 01 00 2 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 353 02 00 5 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 364 03 00 8 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 364 04 00 1 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 365 01 00 9 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 365 02 00 2 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 365 03 00 5 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 365 04 00 8 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 365 05 00 1 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

374 365 06 00 4 **DUP**  
BANZON JOSE B & LUCILA B  
1049 POLK AV  
FRANKLIN SQUARE NY 110102051

375 190 16 00 6  
BARIN RAYMUNDO & VIRGINIA ET  
AL  
725 FAY DR  
GLENDALE CA 912061615

374 351 02 00 1  
BARTON JEFFREY & KAREN  
~~3823 E INDIGO BAY DR~~  
~~GILBERT AZ 852340036~~

374 121 01 00 1  
BARTZ JERE L  
21061 FARGO AV  
LEMOORE CA 93245

252 152 09 00 2  
BATISTELLI YOLANDA A  
15445 W NEWTON ST  
HACIENDA HGTS CA 917453232

374 142 28 00 3  
BEASLEY TRUST  
PO BOX 1902  
ROSAMOND CA 935601902

374 142 29 00 6 **DUP**  
BEASLEY TRUST  
PO BOX 1902  
ROSAMOND CA 935601902

374 122 23 00 2  
BEAUREGARD PIERRE L & MARY  
7602 BIRCH AV  
ROSAMOND CA 93560

374 273 02 00 2  
BECERRA MARTHA  
2311 OLD HAROLD RD # R300  
PALMDALE CA 93550

374 344 03 00 2  
BEERY JOHN & JACQUE L  
4361 W AVE N-8  
PALMDALE CA 93551

374 440 04 00 6 **DUP**  
BEERY JOHN & JACQUE L  
4361 W AVE N-8  
PALMDALE CA 93551

375 090 49 00 3 **DUP**  
BEERY JOHN & JACQUE L  
4361 WEST AVENUE N8  
PALMDALE CA 93551

375 115 18 00 3 **DUP**  
BEERY JOHN & JACQUE L  
4361 WEST AVENUE N8  
PALMDALE CA 93551

375 113 07 00 7  
BELLANCA DONALD M & BEVERLY J  
5841 CATHY AV  
ROSAMOND CA 93560

374 260 03 00 1  
BELS POULTRY LLC  
1075 NORTH AV  
SANGER CA 936573539

374 020 38 00 3 BELTE DAUMANTS P O BOX 880 ROSAMOND CA 93560	374 210 14 00 8 BENITO HILARIA BEJARIN 94-547 HIA HIA LP WAIPAHU HI 96797	374 364 02 00 5 BIEDERMAN OLIVER J & CAROL D TR 7856 CARTER PL LA MESA CA 91941
374 281 04 00 7 BIELANSKI FAMILY TRUST 90 ALTA VISTA DR SEDONA AZ 863516906	374 210 21 00 8 BIGELOW ARDITH FAMILY TRUST 11050 BRYANT ST # 160 YUCAIPA CA 923993024	374 240 03 00 5 BLOOM CAROLYN 1405 W 90TH ST ROSAMOND CA 935607175
374 062 14 00 9 BOCHNEAK E J & BETTY & J E 10108 VIKING AV NORTHRIDGE CA 91326	374 345 04 00 2 BOHN CHARLES C & DIANE 2825 E KENTUCKY AV SALT LAKE CITY UT 841175507	374 220 34 00 9 BONHAM CORY LEE & DEBORAH ANN W REVOCABLE TR 17311 PEPPER TREE ST FOUNTAIN VLY CA 927082749
374 410 18 00 8 BOWTHORPE KENNETH & JOANNE 6908 CYPRESS AV ROSAMOND CA 93560	374 142 02 00 7 <b>DUP</b> BOWTHORPE KENNETH J & JOANNE 6908 CYPRESS AV ROSAMOND CA 93560	374 122 02 00 1 BRANDTS RUSSELL G & LINDA M 7904 CYPRESS AV ROSAMOND CA 93560
252 152 10 00 4 BRAVO FAMILY TRUST 676 LEONARD ST CAMARILLO CA 93010	252 152 11 00 7 <b>DUP</b> BRAVO FAMILY TRUST 676 LEONARD ST CAMARILLO CA 93010	374 062 06 00 6 <b>DUP</b> BRAVO FAMILY TRUST 676 LEONARD ST CAMARILLO CA 93010
374 062 19 00 4 <b>DUP</b> BRAVO FAMILY TRUST 676 LEONARD ST CAMARILLO CA 93010	374 132 13 00 6 BRODERSEN MICHAEL J & ROSE 143 72ND ST W ROSAMOND CA 935607226	375 115 30 00 7 BROESEL J TRUST 5767 W AVE J14 LANCASTER CA 93536
374 260 06 00 0 BROITMAN VALENTINA 1233 6TH ST APT 1308 SANTA MONICA CA 904011616	374 361 01 00 1 BROTHERSON FAMILY TRUST 1165 EAST 1200 NORTH OREM UT 840974336	374 271 03 00 1 BROWN BARBARA A & EDDIE L 7916 GASKELL RD ROSAMOND CA 935607277
374 142 25 00 4 BROWN KAREN T & MILO 6515 W AVENUE A ROSAMOND CA 935606908	359 051 26 00 3 BRYANT GEORGE W & DE LORES E PO BOX 2462 ROSAMOND CA 935602462	374 132 01 00 1 BRYANT JEREMY & MARY 7472 CYPRESS AV ROSAMOND CA 935607205
374 032 04 00 1 BUCHER JERRY & AMELIA J P.O. BOX 2083 ROSAMOND CA 93560	375 104 11 00 2 BUMATAY VENANCIO & POTENCIANA 4241 BROWNING DR OXNARD CA 930336715	374 354 01 00 9 BUNDALIAN ROMEO S 626 BOXCOVE PL DIAMOND BAR CA 917654611
374 450 04 00 9 BURGESS RHONALD & AUDRA 9101 SPUR RANCH RD ROSAMOND CA 935607017	374 351 03 00 4 BUZIK IVAN 11510 CHERRYLEE DR EL MONTE CA 917321000	374 122 22 00 9 BYERLY FAMILY TRUST 7658 BIRCH ST ROSAMOND CA 935607260

374 276 01 00 0  
CA BEST HOMES INC  
6903 RITA AV # 212  
HUNTINGTON PARK CA 902554771

375 220 12 00 2  
CABALU ANTONIO P SR & LILIA C TR  
P O BOX 412615  
LOS ANGELES CA 900419615

374 032 09 00 6  
CADEMARITORI HECTOR J &  
FLORENCIA V  
2884 ROOSEVELT ST  
LA VERNE CA 91750

374 141 28 00 6  
CADIENTE ANGELITO & LOIDA F  
4212 SEBREN AV  
LAKEWOOD CA 90713

374 410 01 00 8  
CALANDRI JOHN & SHANNON TRUST  
PO BOX 8010  
LANCASTER CA 935398010

375 101 02 00 5  
CALDWELL SE ELCY  
5126 ARLINGTON AV  
LOS ANGELES CA 900431944

374 041 12 00 0  
CAMACHO RICARDO  
PO BOX 1541  
BELL GARDENS CA 902017541

375 101 14 00 0  
CAMMARATA RON  
PO BOX 173859  
DENVER CO 802173859

374 132 26 00 4  
CAMPBELL WILLIAM C  
7087 W AVENUE A  
ROSAMOND CA 935607220

374 071 28 00 6  
CAMPOY FAMILY TRUST  
5776 WELLSON DR  
CYPRESS CA 906303253

374 041 11 00 7  
CANCEL REYNALDO S & DOLORES E  
8304 AQUA VIEW CT  
SPRING VALLEY CA 919776301

374 011 38 00 7  
CANON ADELIA M ET AL  
16902 MARINA BAY DR  
HUNTINGTN BCH CA 92649

375 090 25 00 3  
CANOY BIENVENIDO M & MERLA T  
2621 STARCREST DR  
DUARTE CA 91010

375 090 57 00 6  
CAPILLA SANTOS & HORTENCIA  
6542 GASKELL RD  
ROSAMOND CA 93560

374 362 02 00 1  
CAPUTO JOHN JOSEPH FAMILY  
TRUST  
969 SUNSET DR  
KAYSVILLE UT 840379680

374 052 12 00 0  
CARLSON ROGER W & KAREN T  
940 S HEDIN CI  
ANAHEIM HILLS CA 92807

374 230 26 00 9  
CARLSON TR  
25612 GOLDENSPRING DR  
DANA POINT CA 926291537

374 210 04 00 9  
CARLTON SALVADOR D & IRMA  
43220 ECHARD AV  
LANCASTER CA 935365385

374 220 52 00 1  
CARRANZA GEORGE L  
2750 W 233RD ST  
TORRANCE CA 90505

374 172 07 00 1  
CARRILLO JESUS & CARRILLO  
ALCARAZ JACQUELIN  
9517 LONGDEN AV  
TEMPLE CITY CA 917801611

374 343 04 00 8 **DUP**  
CARRILLO JESUS & CARRILLO  
ALCARAZ JACQUELIN  
9517 LONGDEN AV  
TEMPLE CITY CA 917801611

374 344 07 00 4 **DUP**  
CARRILLO JESUS & CARRILLO  
ALCARAZ JACQUELIN  
9517 LONGDEN AV  
TEMPLE CITY CA 917801611

374 042 19 00 8  
CARTER LORI  
13505 SE RIVER RD 5308  
PORTLAND OR 97222

374 061 21 00 2  
CASTILLO O S & ROSITA TR & TRS ET  
AL  
24404 E TALLYRAND DR  
DIAMOND BAR CA 91765

374 121 13 00 6  
CATALDI CONSUELO TERESA  
4939 RUPERT LN  
LA CANADA CA 910113634

374 122 05 00 0  
CATALDI RUDOLF TR  
4939 RUPERT LN  
LA CANADA CA 910113634

374 285 02 00 9  
CATRON LILLIAN L B TRUST  
1816 GLENWOOD CT  
DUBUQUE IA 52001

375 090 62 00 0  
CAUDILL TAMARA M  
41024 16TH ST WEST  
PALMDALE CA 93551

374 172 10 00 9  
CHAMBERS SIMON  
6914 ROLAND AV  
ROSAMOND CA 935607197

374 220 20 00 8  
CHAPMAN FAMILY TRUST  
1143 HOWARD ST  
PASADENA CA 91104



374 352 05 00 7 CHARU FAMILY TRUST 445 PERALTA HILLS DR ANAHEIM CA 92807	374 352 06 00 0 CHARU FAMILY TRUST 445 PERALTA HILLS DR ANAHEIM CA 92807	<b>DUP</b> 374 342 04 00 1 CHAVEZ PATRICK 4236 SILVERADO DR THOUSAND OAKS CA 91360
374 071 14 00 5 CHENG CARLOS C & YAO B G ET UX ET AL ADDRESS UNKNOWN	<b>DUP</b> 374 172 09 00 7 CHEUNG D C & HELEN TR & TRS ET AL 1909 YACHT CAMILLA NEWPORT BEACH CA 926606702	374 352 04 00 4 CHEUNG SUM CHRISTINE 12320 DEANA ST EL MONTE CA 91732
374 041 04 00 7 CHEVEZ JOSE ROLANDO & MONICA 9871 SAHARA ST ROSAMOND CA 93560	252 152 22 00 9 CHIN SURVIVORS TR 18107 GAULT ST RESEDA CA 91335	374 072 15 00 5 CHINN RAYMOND 3005 MC CALL AV BAKERSFIELD CA 93304
374 364 05 00 4 CHLADNI FAMILY TRUST 1967 MARCASITE PL CARLSBAD CA 920095204	374 041 10 00 4 CHRISTENSEN GLENDA G HC 60 BOX 1004 ROUND MOUNTAIN NV 890458901	374 141 24 00 4 <b>DUP</b> CHUA KAW ROGELIO SIY & NANCY ADDRESS UKNOWN
374 142 22 00 5 CHUN HWY SUP & CHUNG MYUNG S SUCHOGU BANGHAEDONG SINSAMHO ADDRESS UNKNOWN	<b>DUP</b> 358 030 18 00 0 CITY OF LOS ANGELES D W P P O BOX 51111 RM 633 LOS ANGELES CA 900510100	359 051 04 01 8 <b>DUP</b> CITY OF LOS ANGELES D W P P O BOX 51111 RM 633 LOS ANGELES CA 900510100
359 051 22 00 1 CITY OF LOS ANGELES D W P 111 N HOPE ST RM 340 LOS ANGELES CA 900122607	<b>DUP</b> 374 032 06 00 7 CLEMENTE MARCELO & LOLITA P 91 1007 KAUOHA ST EWA BEACH HI 967064674	374 122 29 00 0 CLOVIS ONE INC 1155 AUTO MALL DR LANCASTER CA 93534
374 410 10 00 4 CLOVIS ONE INC 1155 AUTO MALL DR LANCASTER CA 93534	<b>DUP</b> 359 051 25 01 9 COHN CHARLES TR 425 CALIFORNIA ST # 440 SAN FRANCISCO CA 941042102	359 051 30 00 4 COLE MICHAEL & NORA 2929 W 100TH ST ROSAMOND CA 935607376
252 352 22 00 7 COLLIER CARMEN TRUST 29528 PEBBLE BEACH DR SUN CITY CA 925863146	374 220 41 00 9 COLLINS EDWARD R & ELSIE J PO BOX 340 ROSAMOND CA 93560	374 121 03 00 7 CONCHAS CECILIO 784 W SEPULVEDA ST SAN PEDRO CA 907311972
374 273 04 00 8 CONNER BENNETT & PATRICIA TR 1324 E SIERRA MADRE AV GLENDDORA CA 91741	374 132 16 00 5 COOPER GARY L II 7475 BIRCH AV ROSAMOND CA 93560	374 171 09 00 0 COOPER PAT & JERI FAMILY TRUST 3575 EVERGREEN DR KLAMATH FALLS OR 97603
252 352 18 00 6 COPELAND BOBBY D & JOYCE LEE 7924 QUINCE RD NEOSHO MO 64850	374 122 03 00 4 CORONA JUAN M & PAULA FMLY TR 15701 MINNEHAHA ST GRANADA HILLS CA 913447235	374 121 14 00 9 CORRELL WILLIAM S & JOANN PO BOX 2706 LANCASTER CA 935392706

252 152 34 00 4  
COSTA CLEMENT & ANNIE  
28330 PONTEVEDRA DR  
RANCHO PLS VERD CA 90275

252 152 33 00 1  
COSTA STANLEY & DOLORES  
980 WEST OLIVER ST  
SAN PEDRO CA 90731

374 321 05 00 1  
COSTELLO ALMA HEATH TR  
1122 HARBOR HILLS LN  
SANTA BARBARA CA 931091772

374 440 02 00 0  
COUTURIER B & E MANAGEMENT  
TRUST  
4856 LONGCOVE DR  
STOCKTON CA 95219

374 440 03 00 3  
COUTURIER CLAIR R JR & VICKIE L  
REV TR  
12214 NW 50TH AVENUE CT  
GIG HARBOR WA 983328861

374 042 01 01 4  
COVELL GERALD LEWIS  
316 5 GLENDALE AV  
GLENDALE CA 91206

374 100 06 00 3  
CROFFORD FMLY TR  
1731 TUFFREE BL  
PLACENTIA CA 92870

375 170 01 00 6  
CTR HOMES PROPERTY OWNERS  
ASSN  
~~16530 VENTURA BL  
ENCINO CA 91436~~

374 220 43 00 5  
CUELLAR JOSE LUIS  
7865 NOEL ST  
ROSAMOND CA 935607026

374 061 19 00 7  
CUETO KELLIE J  
PO BOX 2603  
ROSAMOND CA 935602603

374 142 09 00 8  
CUSHMAN RUTH M REV FAM TRUST  
P O BOX 536  
ROSAMOND CA 93560

374 400 13 00 0  
DAMON TRUST  
10373 HAWTHORNE AV  
HESPERIA CA 92345

359 051 04 01 8  
DARNELL LOIS A  
21601 KANAKOA LN  
HUNTINGTN BCH CA 92646

252 152 25 00 8  
DAVIES W T & MANUELITA  
PO BOX 1579  
ROSAMOND CA 935601579

252 152 26 00 1 **DUP**  
DAVIES W T & MANUELITA  
PO BOX 1579  
ROSAMOND CA 935601579

252 152 27 00 4 **DUP**  
DAVIES W T & MANUELITA  
PO BOX 1579  
ROSAMOND CA 935601579

252 152 28 00 7 **DUP**  
DAVIES W T & MANUELITA  
PO BOX 1579  
ROSAMOND CA 935601579

374 142 31 00 1  
DE BOE BODIE C / DEBBIE G  
6923 W AVENUE A  
ROSAMOND CA 93560

374 042 07 00 3  
DE LA ROSA R SR & MARGARET L  
9580 W ROSAMOND BL HC 3  
ROSAMOND CA 93560

374 141 25 00 7 **DUP**  
DE SANTIS KYLE  
6591 CYPRESS AV  
ROSAMOND CA 935607202

374 141 26 00 0  
DE SANTIS KYLE BRANDON &  
LACEY L  
6591 CYPRESS AV  
ROSAMOND CA 935607202

374 142 18 00 4  
DEBOE BODIE CRAIG FAMILY TRUST  
6923 W AVENUE A  
ROSAMOND CA 935607219

374 142 31 00 1 **DUP**  
DEBOE BODIE CRAIG FAMILY TRUST  
6923 W AVENUE A  
ROSAMOND CA 935607219

375 190 14 00 0  
DELACRUZ EDWIN R & ELWITA  
8454 PATHOS  
SAN DIEGO CA 92129

374 042 07 00 3  
DELAROSA RAY & MARGARET L  
9580 W ROSAMOND BL  
ROSAMOND CA 93560

374 051 03 00 7  
DELGADILLO JOSE J & ESTRELLA S  
1292 WILDCAT DR  
MERCED CA 95348

359 032 27 00 7  
DENNIS ROBERT M  
43770 W 15TH ST STE 300  
LANCASTER CA 93534

359 032 28 00 0 **DUP**  
DENNIS ROBERT M  
43770 W 15TH ST STE 300  
LANCASTER CA 93534

374 041 32 02 6  
DERA FADI  
731 BAGNALL ST  
GLEN DORA CA 91740

374 364 06 00 7  
DESERT BLOOMING RED LLC  
899 TAMARISK RD  
PALM SPRINGS CA 92262

374 132 27 00 7  
DI CICCIO J CAROL & JOSEPH J  
7139 W AVENUE A  
ROSAMOND CA 93560

374 011 06 00 4  
DIAMOND HOME DEVELOPMENTS &  
INVESTMENTS INC  
8971 SYRACUSE AV  
ANAHEIM CA 928046230

374 011 39 00 0 **DUP**  
DIAMOND HOME DEVELOPMENTS &  
INVESTMENTS INC  
8971 SYRACUSE AV  
ANAHEIM CA 928046230

374 220 51 00 8  
DIAZ SALVADOR & MANUELA  
PO BOX 2294  
ROSAMOND CA 93560

374 230 30 00 0  
DIETRICH LIVING TR  
39355 RCR 68A  
STEAMBOAT SPG CO 80487

375 180 15 00 0  
DIGA FRED A & PRISCILLA D  
1015 LUA OLE PL  
HONOLULU HI 96818

374 142 32 00 4  
DODSON JEFFREY R & DEBORAH A  
3197 SABRE ST  
ROSAMOND CA 935606403

374 220 38 00 1  
DOERKSEN VERNON D & JOSEPHINE  
L TRUST  
3802 JAMES ST U 27  
BELLINGHAM WA 982268775

374 272 02 00 5  
DOMASEWICZ FAMILY TRUST  
239 CEDAR ST  
NEWPORT BEACH CA 926631937

374 082 05 00 9  
DONOHUE THOMAS P  
33436 US HIGHWAY 97 B11  
OROVILLE WA 988449514

374 132 19 00 4  
DOTSON DARLENE J  
15012 VIA MESSINA DR  
BAKERSFIELD CA 933069584

374 366 06 00 1  
DOU EDWARD  
4241 GRAND VIEW BL  
LOS ANGELES CA 900665819

375 090 36 00 5  
DOUGLASS RICHARD & KATHERINE  
P O BOX 1744  
ROSAMOND CA 93560

374 210 22 00 1  
DUNN ELIZABETH ANN  
8691 JENNRICH AV  
WESTMINSTER CA 92683

374 132 09 00 5  
DURAN ARLINE M TR  
1747 SWEETBRIER  
PALMDALE CA 93550

374 122 31 00 5  
DURAN TERESITA O  
1820 E 218TH ST  
CARSON CA 90745

374 071 26 00 0  
DURGIN FAMILY TR  
13930 CHURCH PL U 69 I  
SEAL BEACH CA 907405357

374 122 15 00 9  
DURKOS JOHN L & YVONNE REV  
FAM TRUST  
7901 BIRCH AV  
ROSAMOND CA 93560

374 342 08 00 3  
DYAS DONALD M JR  
P O BOX 572  
ROSAMOND CA 93560

375 115 32 00 3  
DYKE JAMES E & MICKEY M  
5920 GEORGE AV  
ROSAMOND CA 935606909

375 115 33 00 6 **DUP**  
DYKE JAMES E & MICKEY M  
5920 GEORGE AV  
ROSAMOND CA 935606909

375 090 46 00 4  
EASTIN TRUST  
42652 W 52ND ST  
QUARTZ HILL CA 93536

375 090 48 00 0 **DUP**  
EASTIN TRUST  
42652 W 52ND ST  
QUARTZ HILL CA 93536

374 132 20 00 6  
ECKERT EDWIN D  
79 W 72ND ST  
ROSAMOND CA 935607217

359 051 27 00 6  
EDISEN FAMILY REVOCABLE TRUST  
37455 AVENIDA BRAVURA  
TEMECULA CA 925928908

374 122 25 00 8  
EDMONDS ERIC S  
7523 W AVENUE A  
ROSAMOND CA 935607488

374 132 28 00 0  
EISEBRAUN RONALD L & EUNICE I  
LIV TR  
PO BOX 997  
ROSAMOND CA 93560

374 352 03 00 1  
ELEMUREN TAIWO ADEOLA  
3685 NORTON AV  
LOS ANGELES CA 90018

375 090 04 00 2 **DUP**  
ELEMUREN TAIWO ADEOLA  
3685 NORTON AV  
LOS ANGELES CA 90018

374 210 19 00 3  
ELKHARBOTLY ALI B & ESTHER  
RILL  
11112 NOLAN AV  
EL MONTE CA 91731

374 342 01 00 2  
ENAULT MICHAEL J & FLOYD D  
10380 S FAIRWAY DR  
YUMA AZ 853679009

374 341 02 00 8  
ENGEL D&S FAMILY TRUST  
PO BOX 2532  
ROSAMOND CA 935602532

374 341 03 00 1 **DUP**  
ENGEL D&S FAMILY TRUST  
PO BOX 2532  
ROSAMOND CA 935602532

374 061 14 00 2  
ENTRUST GROUP INC  
555 12TH ST STE 1250  
OAKLAND CA 946074095

374 341 04 00 4  
EPPS DENNIS M  
P O BOX 2036  
ROSAMOND CA 93560

374 341 04 00 4  
EPPS MARK  
P O BOX 2036  
ROSAMOND CA 93560

375 113 13 00 4 **DUP**  
EPPS MICHELLE K  
P O BOX 2423  
ROSAMOND CA 93560

374 355 01 00 6 **DUP**  
EPPS SCOTT & MICHELLE  
P O BOX 2423  
ROSAMOND CA 93560

375 190 12 00 4  
EPPS SCOTT D & NEHL MICHELLE  
P O BOX 2423  
ROSAMOND CA 93560

374 410 12 00 0  
EPSTEIN JOSHUA T & OLIVIA  
1527 LA LINDA LN  
ROSAMOND CA 935607491

374 171 06 00 1  
EQUITY TR CO CUSTDN FBO  
GALLAGHER MARY V  
PO BOX 56867  
SHERMAN OAKS CA 914136867

374 282 02 00 8 **DUP**  
EQUITY TR CO CUSTDN FBO  
PLOEGER KARIE IRA  
PO BOX 56867  
SHERMAN OAKS CA 914131867

252 152 20 00 3 **DUP**  
EQUITY TRUST CO FBO BARMAN  
GREGORY R IRA  
P O BOX 56867  
SHERMAN OAKS CA 914136867

374 400 26 00 8 **DUP**  
EQUITY TRUST CO FBO DIANE R  
NELSON ROTH IRA  
PO BOX 56867  
SHERMAN OAKS CA 914131867

374 132 15 00 2  
ERVIN WILLIAM G  
7409 BIRCH AV  
ROSAMOND CA 93560

374 354 03 00 5  
ESCALANTE LUISA E G  
4327 ANDY ST  
LAKEWOOD CA 90712

374 122 10 00 4  
ESPARZA ENRIQUE  
2806 E DOMINGUEZ ST  
CARSON CA 90810

374 121 17 00 8  
EUBANKS REBECCA  
346 W 80TH ST  
ROSAMOND CA 93560

374 122 12 00 0  
EUBANKS RICHARD B & RUTH E  
P O BOX 1325  
ROSAMOND CA 93560

374 200 48 00 4  
EYLER CELIA  
1155 71ST ST W  
ROSAMOND CA 93560

374 346 04 00 9  
EYNON EDWIN THOMAS & NANCY G  
7 CALAIS CI  
RANCHO MIRAGE CA 922702749

374 303 06 00 2  
FACHAR MIKE & KUMIKO  
37311 E 47TH ST SP 216  
PALMDALE CA 935524443

374 322 02 00 9  
FANDEY FAMILY TR  
133 VIA LOS ALTOS  
REDONDO BEACH CA 902776433

375 090 05 00 5  
FARMER CONSTANCE  
P O BOX 432  
ROSAMOND CA 93560

374 321 07 00 7  
FARNER BETTY L  
245 CHAFFIN RD  
ROSWELL GA 300752429

374 321 08 00 0 **DUP**  
FARNER BETTY L  
245 CHAFFIN RD  
ROSWELL GA 300752429

375 090 59 00 2  
FARR RENNEL J  
851 65TH ST W  
ROSAMOND CA 93560

252 352 25 00 6  
FELLENZ FRANK A & JILL M  
11014 N COUNTY ROAD K  
AUBURNDALE WI 54412

374 230 20 00 1  
FENNER JANET KAY  
32788 BRUGGEMAN DR  
WARREN MI 480931434 **ET AL**

375 220 13 00 5 **DUP**  
FERNANDES DENNIS W & AURA P  
ADDRESS UNKNOWN

375 101 15 00 3  
FINCK RICHARD  
6022 RONALD CI  
CYPRESS CA 90630

252 352 15 00 7  
FINLEY JAMES L JR & CRISTINA C  
9552 W TROPICANA AV APT 1112  
LAS VEGAS NV 891478482

374 032 03 00 8  
FISH LIVING TR  
36274 FINEGOLD CREEK DR  
NORTH FORK CA 936439795

374 354 02 00 2  
FLAGLER D KEITH & MARCIA L TR  
38423 E MARACAIBO CI  
PALM SPRINGS CA 92264

374 276 02 00 3  
FLEMING KENNETH & HELENA TR  
1331 OAK PARK PL # 256  
DUBUQUE IA 520022291

374 220 39 00 4  
FLUEGGE FAMILY REVOCABLE  
LIVING TRUST  
108 S 3RD ST  
NEW ULM MN 56073

374 082 06 00 2  
FOGLE FMLY TR  
7326 QUILL DR APT 130  
DOWNEY CA 902422024

374 042 17 00 2  
FORECAST LAND CORP  
21250 CALIFA ST STE 113  
WOODLAND HILLS CA 913675025

374 322 01 00 6 **DUP**  
FORECAST LAND CORP  
21250 CALIFA ST STE 113  
WOODLAND HILLS CA 913675025

375 104 12 00 5  
FRAIOLI ALFRED D  
699 CHAPEL RD  
SOUTH WINDSOR CT 060744202

374 142 07 00 2  
FRANK FRED & KAREN  
6584 CYPRESS AV  
ROSAMOND CA 93560

374 132 14 00 9  
FRAPPIED BRUCE L & ROSARIO  
7321 BIRCH AV  
ROSAMOND CA 935607207

374 230 16 00 0  
FRAY MARVIN L & DIANE L  
P O BOX 308011  
CLEVELAND OH 44130

374 274 03 00 2  
FREELAND STANLEY D  
1850 FAIRWAY DR # 5  
CHINO CA 917092204

375 090 51 00 8  
FUKUBAYASHI FAMILY TR  
10021 DUFFERIN AV  
RIVERSIDE CA 92503

375 230 03 00 9  
FUTURE ESTATES LAND HOLDINGS  
LLC  
~~P O BOX 304~~  
~~HERMOSA BEACH CA 90254~~

375 180 29 00 1 **DUP**  
GALANO MARIE E  
ADDRESS UNKNOWN

374 061 05 00 6  
GALOUSTIAN BEAYNA  
21132 INGOMAR CT  
CANOGA PARK CA 913045151

374 061 07 00 2 **DUP**  
GALOUSTIAN BEAYNA  
21132 INGOMAR CT  
CANOGA PARK CA 913045151

374 071 23 01 0  
GANZ MORRIS TR  
P O BOX 416  
BEVERLY HILLS CA 90213

374 323 04 00 2  
GARCIA ANTONIO J & GLORIA  
2103 WETSTONE CT  
THOUSAND OAKS CA 913621547

374 041 34 00 4  
GARCIA EDWARD & MARY L  
P O BOX 1078  
GARDEN GROVE CA 92842

375 190 13 00 7  
GARDNER FAMILY LIVING TRUST  
8013 EL MANOR AV  
LOS ANGELES CA 900451433

374 032 02 00 5  
GARINGO PACITA  
PO BOX 2484  
CALIFORNIA CITY CA 935040484

374 032 08 00 3  
GARINGO PACITA  
P O BOX 2484  
CALIFORNIA CITY CA 93504

374 132 08 00 2  
GARTON RANDALL L & BERRI DIANE  
7034 CYPRESS AV  
ROSAMOND CA 93560

374 122 19 00 1  
GARVIN DOUGLAS C  
7852 BIRCH AV  
ROSAMOND CA 93560

374 260 19 00 8  
GASCOYNE WILLIAM & KRISTIN  
933 NORTHUP ST  
SAN JOSE CA 95126

375 101 28 00 1  
GAVINS DAPHNE DALE  
8119 S MORGAN ST  
CHICAGO IL 606203020

375 090 24 00 0  
GEBRO LESTER JASON & BALDEZ  
GEBRO ALICIA  
12556 DAISY ST  
BORON CA 935161624

374 180 06 00 7  
GEE BING H  
1920 ALBION ST  
LOS ANGELES CA 900313203

374 281 02 00 1  
GEIGER ROBERT B & DONNA M  
7963 ROLAND AV  
ROSAMOND CA 93560

374 281 02 00 1  
GEIGER WESLEY R  
7963 ROLAND AV  
ROSAMOND CA 93560

374 121 20 00 6  
GELARDO MICHAEL & LORI KAY  
7770 DOGWOOD AV  
ROSAMOND CA 935606198

374 132 31 00 8  
GEORGE BRIAN W & TIFFANY A  
PO BOX 1779  
ROSAMOND CA 935601779

374 052 13 00 3  
GERAILI ALIREZA & ALAMDARI  
FARAH H  
4008 PRESTWICK LN  
PALMDALE CA 93551

374 276 04 00 9  
GERRETY TANYA CHRISTINE  
782 W 80TH ST  
ROSAMOND CA 935607025

374 011 06 00 4  
GETTYSBURG SOLAR  
P O BOX 31159  
SANTA BARBARA CA 93130

374 282 01 00 5  
GEVORKIAN MARINE  
317 W WINDSOR RD  
GLENDALE CA 91204

375 090 45 00 1  
GILARDONE MICHAEL D & DEBRA J  
688 SAFE LANDING WY  
ROSAMOND CA 935607494

252 352 13 00 1  
GLENN BARBARA J  
2356 SILVER TREE RD  
CLAREMONT CA 917111522

374 450 02 00 3  
GODDE MAX C  
212 W SIERRA VIEW DR  
JACKSON CA 956422232

375 090 23 00 7  
GOENAGA EMILE & AURORA TRUST  
3355 VICTOR AV  
OAKLAND CA 94602

374 260 08 00 6 **DUP**  
GOMEZ JOSE LUIS & MAGDALENA  
4725 CAMPBELL DR  
CULVER CITY CA 902305868

374 260 14 00 3  
GOMEZ JOSE LUIS & MAGDELENA  
4725 S CAMPBELL DR  
CULVER CITY CA 90230

374 150 10 00 9  
GOMEZ RAMON & ROSA M REV  
TRUST  
1809 AMBERIDGE WY  
PALMDALE CA 93551

374 051 15 00 2  
GONZALES KEVIN  
9354 W ROSAMOND BL  
ROSAMOND CA 935607530

374 200 60 00 8  
GONZALEZ FAMILY TRUST  
2739 JOSHUA CREEK RD  
CHULA VISTA CA 919142601

374 361 02 00 4  
GONZALEZ OLGA LUCRECIA  
8150 SHIRLEY AV  
RECEDA CA 91335

374 141 05 00 9  
GONZALEZ ORLANDO & RITA  
6714 ELDER AV  
ROSAMOND CA 93560

374 142 20 00 9  
GOODFRIEND NORMAN & BONNIE  
6768 BIRCH ST  
ROSAMOND CA 93560

374 142 30 00 8  
GORSE SUSAN & RICHARD A  
3413 GARNET AV  
ROSAMOND CA 93560

375 113 14 00 7  
GOTT PHILLICENT N TR  
370 VEREDA DEL CIERVO  
GOLETA CA 931175306

374 220 18 00 3  
GRASELL STEVE & MELISSA  
44529 OVERLAND AV  
LANCASTER CA 93536

374 062 18 00 1  
GREENE PATRICIA M TR  
280 PEBBLE CREEK DR  
TOWER LAKES IL 600101368

374 042 14 00 3  
GRIEGER KENNETH ALLEN & JO  
ANNE MAY  
2710 GRAND SUMMIT RD  
TORRANCE CA 905057218

374 011 02 00 2  
GRL PARTNERSHIP  
915 WILSHIRE BL STE 1760  
LOS ANGELES CA 90017

374 011 10 00 5 **DUP**  
GRL PARTNERSHIP  
915 WILSHIRE BL STE 1760  
LOS ANGELES CA 90017

374 410 11 00 7  
GROESCHEL TR  
1575 LA LINDA LN  
ROSEMOND CA 93560

374 272 01 00 2  
GUY JOHN ANTHONY & SHARI  
ALLYN  
7646 GASKELL RD  
ROSAMOND CA 935607395

359 032 08 00 2  
H&N DEVELOPMENT CO WEST INC  
1800 OAKDALE RD STE G  
MODESTO CA 953552989

359 032 13 00 6 **DUP**  
H&N DEVELOPMENT CO WEST INC  
1800 OAKDALE RD STE G  
MODESTO CA 953552989

359 032 14 00 9 **DUP**  
H&N DEVELOPMENT CO WEST INC  
1800 OAKDALE RD STE G  
MODESTO CA 953552989

374 072 13 00 9  
HAMILL PAMELA  
RR 2 BOX 105  
CIBOLA AZ 853289706

375 190 03 00 8  
HAMZA A M & TAIBAH A R  
7238 CANBY AV APT 423  
RESEDA CA 913358183

375 190 21 00 0  
HANDOG IRENIO ET AL  
5080 LIKINI ST APT 1115  
HONOLULU HI 96818

374 071 01 00 7  
HANLON FAMILY TRUST  
484 DALEHURST AV  
LOS ANGELES CA 90024

374 071 01 00 7 **DUP**  
HANLON FAMILY TRUST  
484 DALEHURST AVE.  
LOS ANGELES CA 900242514

374 071 01 00 7  
HANLON JAMES F  
6608 MURIETTA AV  
VAN NUYS CA 91405

374 071 05 00 9 **DUP**  
HANLON JAMES F  
6608 MURIETTA AV  
VAN NUYS CA 91405

374 071 12 00 9 **DUP**  
HANLON JAMES F  
6608 MURRIETA AV  
VAN NUYS CA 91405

374 142 06 00 9  
HARTER KENNETH  
6656 CYPRESS AV  
ROSAMOND CA 935607261

374 250 04 00 1  
HARTER SCOTT & KAY  
PO BOX 538  
MCARTHUR CA 960560538

374 132 04 00 0  
HARTER SCOTT S & KAY B  
237 72ND ST  
ROSAMOND CA 93560

375 101 27 00 8  
HARVARD ENTERPRISES LLC  
PO BOX 56867  
SHERMAN OAKS CA 914131867

374 082 08 00 8  
HASHIMOTO JERRY  
6865 E 11TH AV  
DENVER CO 80220

375 113 11 00 8  
HATFIELD GEORGE M & PEGGY L  
818 W 60TH ST  
ROSAMOND CA 93560

375 101 18 00 2  
HAZBOUN RAPHAEL & TANNOUS E F  
24410 PRESIDENT AV  
HARBOR CITY CA 90710

374 121 02 00 4  
HERNANDEZ ANTONIO / BARBARA S  
21500 CALHOUN DR  
CALIFORNIA CITY CA 935051418

374 042 11 00 4  
HERNANDEZ GUADALUPE C &  
CASTANON ADELAIDA  
3425 DAKOTA ST  
ROSAMOND CA 93560

374 355 02 00 9  
HERNANDEZ HENRY V  
10159 ALPACA  
S EL MONTE CA 91733

374 011 25 00 9  
HERNANDEZ JOSE LUIS  
859 W GROVEWOOD AV  
BLOOMINGTON CA 923162106

375 113 03 00 5  
HERRERA JESUS J  
5854 GASKELL RD  
ROSAMOND CA 93560

374 410 14 00 6  
HICKS VICKIE E  
1619 W 76TH ST  
ROSAMOND CA 935607375

374 342 05 00 4  
HIDALGO JUAN R & BLANCA I  
4722 SPICE ST  
LANCASTER CA 93536

374 240 10 00 5  
HIDE TOM T & CHERRY FAMILY TR  
167 SEACOUNTRY LN  
RANCHO SANTA MA CA 926885557

374 041 13 00 3  
HIRAYAMA RICHARD H  
17025 CERISE AV  
TORRANCE CA 90504

374 042 10 00 1  
HIRAYAMA TOMIO  
98-2029 PAHIOLO ST  
AIEA HI 96701

375 240 50 00 8  
HOANG THANH-THUY T ET AL  
701 SO FLINTRIDGE DR  
SANTA ANA CA 92704

374 121 15 00 2  
HOBOL LLC  
5257 FOUNTAIN AV  
LOS ANGELES CA 900291309

374 330 01 00 5 HOLIDAY ESTATES NO 2 6824 MELROSE AV HOLLYWOOD CA 90038	374 360 01 00 4 HOLIDAY ESTATES NO 3 6824 MELROSE AV HOLLYWOOD CA 90038	<b>DUP</b>	374 062 12 00 3 HOR CHUN LING REVOCABLE TRUST 301 E COLORADO BL STE 325 PASADENA CA 911016119
375 090 58 00 9 HORVATIN RICHARD H 6520 GASKELL RD ROSAMOND CA 93560	252 152 24 00 5 HOWE JOHN H 274 MITCHELL RD MONUMENT CO 801328114		374 090 06 00 1 HOY LEONARD F 22603 GAYCREST AV TORRANCE CA 90505
374 011 04 00 8 HSU JAMES T 1680 WILLIAMSPORT ST HENDERSON NV 890526831	374 011 11 00 8 HSU JAMES T 1680 WILLIAMSPORT ST HENDERSON NV 890526831	<b>DUP</b>	374 032 11 00 1 HUFFMAN TERRANCE LEE & MICHELE 2327 E MOUNTAIN VISTA DR PHOENIX AZ 850484211
374 122 04 00 7 HUINKER MARGARET J 7743 BIRCH ST ROSAMOND CA 935607263	374 122 13 00 3 HUINKER MARGARET J 7743 BIRCH ST ROSAMOND CA 935607263	<b>DUP</b>	375 090 47 00 7 HUNT RONALD S & DOREENE I 536 SAFE LANDING WY ROSAMOND CA 93560
374 200 49 00 7 IBARRA CARLOS 1201 71ST ST ROSAMOND CA 93560	374 122 01 00 8 IBARRA JOSE G & ELOISA 5954 MARGARITHA LN ROSAMOND CA 93560		375 090 55 00 0 IKO JOANNE T REVOCABLE TRUST 450 ADAMS ST SIERRA MADRE CA 910241141
374 020 41 00 1 ILIC SLAVICA 44816 RUTHRON ST LANCASTER CA 935368413	374 450 09 00 4 ILIC VICKY SLAVICA & DON SLAVICA 2010 W AVENUE K5 LANCASTER CA 935365236		374 042 13 00 0 IMAI HIDETO & JOYCE R REVOCABLE TRUST 114 MAKAWEO AV APT A WAHIAWA HI 96786
374 042 20 00 0 IMAI SHIGERU & TSUMEYO A 1027 WEST 225TH ST TORRANCE CA 90502	374 042 09 00 9 IMAMURA THEODORE & BETTY 1269 SO SYCAMORE AV LOS ANGELES CA 90019		374 032 17 00 9 INGLE CRESS STUART 2106 WEST UNIVERSITY PORTALES NM 88130
374 344 02 00 9 INNERARITY LINDA 3276 TOOPAL DR OCEANSIDE CA 92058	375 104 09 00 7 IRA SERV TR CO CUSTDN PO BOX 56867 SHERMAN OAKS CA 914131867		374 260 07 00 3 ISHIBASHI FMLY TR 1227 W DESFORD ST TORRANCE CA 90502
375 010 15 00 0 ITALIA INVS LLC 6135 WEST AVENUE M8 PALMDALE CA 93551	375 010 16 00 3 ITALIA INVS LLC 6135 WEST AVENUE M8 PALMDALE CA 93551	<b>DUP</b>	375 010 18 00 9 ITALIA INVS LLC 6135 WEST AVENUE M8 PALMDALE CA 93551
375 230 27 00 9 ITALIA INVS LLC 6135 WEST AVENUE M 8 PALMDALE CA 93551	375 230 28 00 2 ITALIA INVS LLC 6135 WEST AVENUE M 8 PALMDALE CA 93551	<b>DUP</b>	375 180 13 00 4 IVEY DAVID A & MICHELLE M 5501 ALDEN BEND DR LAS VEGAS NV 89135



375 190 25 00 2  
JACKSON GREGORY & MARGARET  
TRUST  
2532 MANDAN CT  
VENTURA CA 93001

252 352 23 00 0  
JAHRAUS FAMILY TRUST  
1720 CATALINA ST  
LAGUNA BEACH CA 92651

374 072 18 00 4  
JAIME JOSE L & RUTH P  
4016 FRANCIS AV  
CHINO CA 917101520

374 122 21 00 6  
JAMES CHRISTOFER L  
100 77TH ST  
ROSAMOND CA 93560

374 011 03 00 5  
JIMENEZ JENNIFER A  
9363 DINSDALE ST  
DOWNEY CA 902403552

374 062 16 00 5  
JIN LEI  
407 N FAWNWOOD LN  
ORANGE CA 92869

374 051 02 00 4  
JOHNSON C W  
4873 ESTRELLA RD  
GOLDEN VALLEY AZ 86413

252 352 14 00 4  
JOHNSON EVELYN  
188 WEST PINES DR  
MONTGOMERY TX 77356

374 230 27 00 2  
JONES JEFFREY E & RITA K  
2143 NE WHILSHIRE DR  
ROCHESTER MN 559064044

374 275 02 00 6  
JONES JOAN E  
1153 NE VILLAGE SQUIRE CT  
GRESHAM OR 97030

374 200 17 00 4  
JORDAN DOROTHY R  
1808 EVELYN AV  
HENDERSON NV 89015

374 341 01 00 5  
JOVEL LILIANA B  
6451 TEESDALE AV  
NORTH HOLLYWOOD CA 91606

374 363 01 00 5  
JULIAN DELORES D TR  
5554 ROSAMOND BL  
ROSAMOND CA 93560

375 180 18 00 9  
KALAUS FAMILY TRUST  
241 LEUCADIA RD  
LA HABRA HEIGHT CA 906317806

375 190 26 00 5  
KAMI YURI REV LIV TR  
3776 WEST BL  
LOS ANGELES CA 90016

374 272 08 00 3  
KASPARIAN RAYMOND R  
6047 78TH ST  
LOS ANGELES CA 90045

374 082 07 00 5  
KELLY JAME H & JOHNNIE D FAMILY  
TRUST  
6564 BRYNWOOD WY  
SAN DIEGO CA 921203808

374 220 49 00 3  
KEMBLOWSKI DAVID RAY  
588 ANACAPA DR  
CAMARILLO CA 930101105

374 220 48 00 0  
KEMBLOWSKI JEFFREY D  
7720 HOLIDAY AV  
ROSAMOND CA 93560

374 230 14 00 4  
KENNEDY FRANK E ET AL  
672 S SCHUG ST  
ORANGE CA 928695446

374 346 01 00 0  
KENNGOTT CURTIS R & JENNIFER A  
2285 W 78TH ST  
ROSAMOND CA 935607536

374 440 01 00 7  
KHATIBI RICHARD  
PO BOX 16296  
ENCINO CA 914166296

**DUP**

375 180 30 00 3  
KHATIBI RICHARD & AFCHEHE  
FAEZEH  
P O BOX 16296  
ENCINO CA 91296

374 071 08 00 8  
KIEFFER KAY R  
4917 ALAMEDA DR  
OCEANSIDE CA 920565488

374 051 12 00 3  
KIRBY VERNE I & HELEN C  
322 S OAKWOOD ST  
WAUSEON OH 43567

252 331 14 00 1  
KLECHEFSKI C DIANE & GEORGE E  
1112 LAKEMOOR DR  
SAINT PAUL MN 551295307

374 220 29 00 5  
KLER MICHAEL A  
9025 MEADOWRUN CT  
SAN DIEGO CA 921293301

374 032 18 00 2  
KNICKLEBINE LUCAS &  
GWENDOLYN  
8301 MOJAVE AV  
ROSAMOND CA 935607188

374 032 14 00 0  
KO CHRISTOPHER & JENNY  
13192 MCKINLEY AV  
CHINO CA 91710

374 032 16 00 6  
KO CHRISTOPHER & JENNY  
13192 MCKINLEY AV  
CHINO CA 91710

**DUP**

374 121 04 00 0  
KOBATA STEVE & ELIZABETH  
1846 ASHBURY  
PALMDALE CA 93551

374 450 03 00 6  
KOCHEL EMILY  
50508 W 90TH ST  
LANCASTER CA 935369405

374 132 10 00 7  
KOMFOLIO PETER  
330 E LAS TUNAS DR  
SAN GABRIEL CA 91776

375 115 06 00 8  
KOVALCSIKNE JOLAN IREN BOGNAR  
4701 VAN KARMAN STE 200  
NEWPORT BEACH CA 92660

374 200 23 00 1  
KURAS JAMES G  
7531 GASKELL RD  
ROSAMOND CA 935607028

374 200 08 00 8  
KUROIWA CLARENCE S ET AL  
2007 ELUWENE ST  
HONOLULU HI 968194032

374 041 07 00 6  
KUROKAWA PATRICIA N  
431 SEFTON AV # B  
MONTEREY PARK CA 91754

374 011 23 00 3  
KUSUHARA CATHARINE AI  
11817 HENLEY LN  
LOS ANGELES CA 90077

374 011 24 00 6 **DUP**  
KUSUHARA CATHARINE AI  
11817 HENLEY LN  
LOS ANGELES CA 90077

374 011 28 00 8 **DUP**  
KUSUHARA CATHARINE AI  
11817 HENLEY LN  
LOS ANGELES CA 90077

374 400 07 00 3  
KUZNITSKY GERALD  
3 HASTINGS ON OXFORD  
ROLLING MEADOWS IL 600081914

374 090 05 00 8  
KWONG SUZANNE MARGARET  
2209 PEAK PL  
THOUSAND OAKS CA 913624668

358 030 32 00 0  
L A CITY OF  
PO BOX 51111 RM 1031  
LOS ANGELES CA 900515700

374 321 03 00 5  
LA VELLE JOHN D & DARLENE J  
9 SOMBRERO BL APT 104  
MARATHON FL 33050

374 041 09 00 2  
LADD PATRICK & JENNIFER  
2860 W 100TH ST  
ROSAMOND CA 935607076

374 275 03 00 9  
LAHOTI TR  
19627 NICHOLAS AV  
CERRITOS CA 90701

252 331 15 00 4  
LAND INV NETWORK LLC  
3142 PACIFIC COAST HW # 200  
TORRANCE CA 905056750

374 150 15 00 4  
LAND PARCEL LIQUIDATORS INC  
4765 PARK ENCINO LN # 333  
ENCINO CA 91436

375 180 17 00 6  
LAND PARCEL LIQUIDATORS INC  
4765 PARK ENCINO LN # 333  
ENCINO CA 91436

374 450 08 00 1  
LANDAVERDE PRUDENCIO &  
ANGELA  
10503 ALEXANDER AV  
SOUTHGAGE CA 90280

374 343 01 00 9  
LANG FAMILY TRUST  
7746 RUSTIC PINE COVE  
MIDVALE UT 84047

374 141 11 00 6  
LANGLEY CHAD & VANESSA  
2201 WESTPARK DR  
ROSAMOND CA 935607672

374 141 06 00 2  
LARSEN MICHAEL D  
6640 ELDER AV  
ROSAMOND CA 93560

375 180 02 00 2  
LAZARO SALVADOR & FAVIOLA  
8979 PALM LINE  
FONTANA CA 92335

374 020 49 00 5  
LE THUY THANH  
16631 MT ERIN CI  
FOUNTAIN VALLEY CA 92708

374 132 05 00 3  
LEDESMA ARTHUR & TERI 2018  
REVOCABLE TRUST  
7147 DOGWOOD AV  
ROSAMOND CA 935607531

374 367 01 00 3  
LEE CYNTHIA CENTENO  
17754 RALPHS RANCH RD  
SAN DIEGO CA 921277617

374 062 09 00 5  
LEE FAMILY TR  
27992 LORETHA LN  
LAGUNA NIGUEL CA 92677

374 230 18 00 6  
LEE TED F & LILY H ET AL  
212 PIONEER CT  
RICHMOND CA 94803

252 152 13 00 3  
LEW JAMIE C  
6633 W 87TH ST  
LOS ANGELES CA 900453718

375 113 08 00 0  
LEWANDOWSKI THERESA L  
5901 CATHY AV  
ROSAMOND CA 935607231

374 303 01 00 7  
LIAW & LU FAMILY TRUST  
2778 WAGON TRAIN LN  
DIAMOND BAR CA 917653648

375 090 38 00 1  
LIM HUI FERN MICHELE  
P O BOX 56867  
SHERMAN OAKS CA 91413

374 210 26 00 3  
LINGAD JOHN LIOMAR M & FE S  
2621 STERN LN  
OXNARD CA 930351757

374 274 01 00 6  
LIU ECHO L C  
2418 NEW AV  
ROSEMEAD CA 917702938

375 180 31 00 6  
LLANES ROMEO W & OPHELIA R  
REVOCABLE TRUST  
6608 CLAPPER RAIL CT  
ROCKLIN CA 957655818

375 190 06 00 7  
LOCKRIDGE JOHN D  
P O BOX 8143  
ALBUQUERQUE NM 87198

375 190 11 00 1 **DUP**  
LOCKRIDGE JOHN D  
P O BOX 8143  
ALBUQUERQUE NM 87198

375 150 12 00 2  
LODGEPOLE PROPERTIES LLC  
908 5TH ST U 102  
SANTA MONICA CA 904032871

374 322 04 00 5  
LOHMAN SLADE A TR  
530 COMMERCE AV STE B  
PALMDALE CA 935513881

374 322 05 00 8  
LOHMAN SLADE A TR  
42305 10TH ST WEST  
LANCASTER CA 93534

374 011 07 00 7  
LOMBARDI FAMILY TRUST  
1025 GARRIDO CT  
CAMARILLO CA 930101022

374 220 27 00 9  
LOWENKRON Z BARRY & ROBERTA  
L REV TR  
16838 ENCINO HILLS DR  
ENCINO CA 91436

374 351 07 00 6  
LU ROBERT L  
2035 CLEAR RIVER LN  
HACIENDA HEIGHT CA 91745

374 061 01 00 4  
LUDOWITZ JAMIE LYNN  
20901 WOLFE WY  
WOODLAND HLLS CA 91364

374 061 02 00 7 **DUP**  
LUDOWITZ JAMIE LYNN  
20901 WOLFE WY  
WOODLAND HLLS CA 91364

374 061 03 00 0 **DUP**  
LUDOWITZ JAMIE LYNN  
20901 WOLFE WY  
WOODLAND HLLS CA 91364

374 061 04 00 3 **DUP**  
LUDOWITZ JAMIE LYNN  
20901 WOLFE WY  
WOODLAND HLLS CA 91364

359 051 20 00 5  
LUDOWITZ THOMAS J TRUST  
20901 WOLFE PL  
WOODLAND HILLS CA 913644540

374 071 11 00 6  
LUJAN GEORGE & LOUISE M  
8748 W ROSAMOND BL  
ROSAMOND CA 935606972

374 142 10 00 0  
LUNA JOSE R & REYNA M  
2603 COLD CREEK AV  
ROSAMOND CA 935606873

374 272 03 00 8  
LUNDIN FAM TR & DAVID &  
WALTER  
2 MATTINA DR  
NEWPORT COAST CA 92657

374 141 06 00 2  
MACKAY JOEL H & RAQUEL E  
6640 ELDER AV  
ROSAMOND CA 935607540

374 141 07 00 5  
MADDOCK BENJAMIN & REGINA  
LIVING TRUST  
6578 ELDER AV  
ROSAMOND CA 935607561

375 180 19 00 2  
MADRIAGA FELIX T & ELZA A  
1762 GULICK AV  
HONOLULU HI 96819

375 180 04 00 8  
MAHOGANY VENTURES LLC  
30100 GRANT CI  
LAKE ELSINORE CA 925303402

374 260 05 00 7  
MAIER FRED  
PO BOX 7675  
S LAKE TAHOE CA 961580675

374 132 23 00 5  
MAKI AKEMI HASHIGIWA  
PO BOX 223672  
PRINCEVILLE HI 967223672

374 272 07 00 0  
MANASSAU ELIZABETH  
777 N 1ST ST STE 350  
SAN JOSE CA 951126303

374 150 11 00 2  
MANDEVILLE EIKO LIV TR  
14252 S 43RD PL  
PHOENIX AZ 85044

374 142 12 00 6  
MANGURAMAS CONSTANCIO B &  
ESTHER G REV TRUST  
2306 CAMELLIA ST  
PALMDALE CA 93551

374 344 04 00 5  
MANZO ISAAC A  
16864 PAINE ST  
FONTANA CA 923362526

374 052 17 00 5  
MARANAN RUDY & LUCILA  
915 WESTCHESTER PL  
LOS ANGELES CA 900192005

374 041 35 00 7  
MARES GABRIEL TR  
7871 CAMDEN CI  
LA PALMA CA 90623

374 100 08 00 9  
MARINO FAMILY TRUST  
1759 1ST ST  
LA VERNE CA 917505306

374 142 15 00 5  
MARISCAL MICHAEL & BARNES  
MARISCAL MITZI J  
6889 BIRCH AV  
ROSAMOND CA 93560

374 142 15 00 5 **DUP**  
MARISCAL MICHAEL & BARNES-  
MARISCAL MITZI  
6889 BIRCH AV  
ROSAMOND CA 93560

374 141 21 00 5  
MARKLEY TIMOTHY LINN  
6710 DOGWOOD AV  
ROSAMOND CA 93560

375 190 09 00 6  
MARKO FMLY TR  
2313 SUNRISE DR  
LONGMONT CO 80501

374 122 24 00 5  
MARQUEZ RENATO & JUANERO  
FELY  
10219 HAYVENHURST AV  
NORTH HILLS CA 913431107

374 121 19 00 4  
MARTIN DALE G & LORIE SUE TRUST  
7850 DOGWOOD AV  
ROSAMOND CA 93560

374 142 11 00 3  
MARTINEZ LISA  
6643 BIRCH ST  
ROSAMOND CA 93560

374 132 18 00 1  
MARTINEZ RICHARD D & ADRIANA S  
7412 BIRCH ST  
ROSAMOND CA 935607206

375 090 60 00 4  
MARTINEZ ROBERT F & VALERIE J  
775 65TH ST  
ROSAMOND CA 93560

374 366 04 00 5  
MARTINEZ ROMUALDO & MA F  
15512 GEORGIA AV  
PARAMOUNT CA 90723

374 285 07 00 4  
MASON MARLIN & JANET  
PO BOX 306  
ROSAMOND CA 93560

374 353 06 00 7  
MATO WAYNE  
1088 BISHOP ST STE 508  
HONOLULU HI 968133115

374 142 03 00 0  
MAULDIN DARREL L & ROBIN M  
P O BOX 1054  
ROSAMOND CA 93560

374 354 04 00 8  
MAULDIN RONNIE LEE  
3107 EDWARDS AV  
ROSAMOND CA 93560

375 190 23 00 6  
MAXWELL FMLY TR  
1943 IRENE ST  
WEST COVINA CA 917922320

374 020 16 00 9  
MAYER JOSEPHINE  
250 PARK AV RM 250  
NEW YORK NY 101770001

374 450 01 00 0  
MAYER JOSEPHINE  
250 PARK AV RM 250  
NEW YORK NY 101770001

374 322 07 00 4  
MAYFIELD ANDRIA L TRUST  
~~47932 W 90TH ST~~  
~~LANCASTER CA 935369303~~

375 190 05 00 4  
MC ALLASTER CHRISTINE A TR  
3530 DAMIEN AV SP 153  
LA VERNE CA 917503213

374 122 20 00 3  
MC CULLY MICHAEL J & MARIA J  
P O BOX 565  
ROSAMOND CA 93535

374 122 30 00 2  
MC GLOTHEN JERRY H  
7855 WEST AVENUE A  
LANCASTER CA 93536

375 101 16 00 6  
MC GUFFIN V ELMER & EDNA C TR  
301 CABEZA NEGRA DR  
RIO RANCHO NM 87124

375 180 14 00 7  
MC ILROY PAUL & DONALD A ET UX  
4053 W JOLIET RD  
LA PORTE IN 463509456

374 122 14 00 6  
MCCLELLAND DAVID A & RONDA R  
P O BOX 1202  
ROSAMOND CA 935601202

375 090 54 00 7  
MCDERMOTT TERRY  
2560 1ST AV STE 203  
SAN DIEGO CA 921036538

375 190 19 00 5  
MECHLING WILMA B & CABLE RITA  
513 W 146TH ST  
GARDENA CA 90248

375 113 02 00 2  
MEDINA MARCOS JR & ALICE  
535 SUNKIST ST  
PORT HUENEME CA 930412225

374 366 01 00 6  
MEDRANO MARCOS & DORIS  
~~641 EMBER LN~~  
~~LA HABRA CA 90631~~

375 115 17 00 0  
MEEKER EDWIN WINFELD  
329 E TROTTER AV  
MOJAVE CA 93501

252 352 17 00 3  
MELCHERS GENE R & CHARLENE Y  
2941 W 60TH ST  
ROSAMOND CA 935606386

359 051 28 00 9  
MENDOZA ARMANDO M & ESTELA P  
REV LIV TR  
25639 GALE DR  
STEVENSON RANCH CA 91381

374 071 16 00 1  
MENDOZA FAMILY TRUST  
801 BARTOLA AVE.  
MONTEBELLO CA 90640

374 142 16 00 8  
MENDOZA ROBERT & KARLA  
1200 WRIGHTWOOD CT  
ROSAMOND CA 935606675

374 180 11 00 1  
MESMER PAUL E ET AL  
PO BOX 172  
SURFSIDE CA 907430172

374 020 15 00 6  
MEYER HANS PETER TRUST  
3855 W 181ST ST  
TORRANCE CA 905043813

374 132 25 00 1  
MILLAGER RONALD J  
7025 WEST AVENUE A  
ROSAMOND CA 93560

374 122 27 00 4  
MILTNER SCOTT F & JUDITH K  
TRUST  
7635 W AVENUE A  
LANCASTER CA 935369623

374 071 25 00 7  
MINEER JACOB T & ANITA TR  
9522 E WEDGEWOOD AV  
TEMPLE CITY CA 91780

358 030 22 00 1  
MINN FAMILY TRUST  
3852 RABBIT MOUNTAIN RD  
BROOMFIELD CO 800205555

358 030 33 00 3  
MINN FAMILY TRUST  
PO BOX 51111 RM 1031  
LOS ANGELES CA 900515700

375 240 17 00 3 **DUP**  
MIRCHANDANI BHAGWANDAS N  
ADDRESS UNKNOWN

374 052 03 00 4  
MIYAMOTO SHIRO & AIKO JANE  
FMLY TR  
402 LOST TRAIL DR  
HENDERSON NV 89014

374 051 14 00 9  
MOELLER PATTERSON FAMILY  
TRUST  
1552 NANTUCKET LN  
SAN PEDRO CA 90732

374 061 18 00 4  
MOELLER YVONNE TR  
21606 MARJORIE AV  
TORRANCE CA 90503

375 220 24 00 7  
MOHAMMADZADEH SHOKRIEH  
28484 VIA MAMBRINO  
SAN JUAN CAPIST CA 926753346

375 104 05 00 5  
MOHLENKAMP KENNETH & MARY  
ELLEN FAMILY TRUST  
10251 STRATHERN ST  
SUN VALLEY CA 913524155

375 104 06 00 8  
MONGELLI ROCCO JOSEPH & JULIA  
TR  
1840 ONTARIO ST  
BURBANK CA 91505

374 132 03 00 7  
MONTANO JESUS  
1224 BROOKHAVEN CT  
ROSAMOND CA 93560

374 132 21 00 9  
MONTGOMERY CHARLES & MARY  
94 72ND ST  
ROSAMOND CA 93560

374 366 05 00 8  
MONTGOMERY JESSE REV TR  
3526 W AVENUE J4  
LANCASTER CA 935366277

252 331 13 00 8  
MONTGOMERY JIMMIE R &  
VIRGINIA A  
11851 HOLLIS CT  
LOMA LINDA CA 92354

374 011 26 00 2  
MONTOKA FRANCISCO  
3300 W 15TH ST APT 567  
ROSAMOND CA 93560

374 122 26 00 1  
MONZON MARTIN O & VASQUEZ  
DEYSI A  
7601 W AVENUE A  
LANCASTER CA 935369623

374 042 39 00 6  
MORENO DOMINGA  
9650 W ROSAMOND BL  
ROSAMOND CA 935607506

252 352 11 00 5  
MORENO ROY M JR  
446 W MAPLE ST  
MARSHFIELD MO 65706

374 303 05 00 9  
MORINAGA LINCOLN H & ROSE FUJI  
FAMILY TR  
9983 OCEAN DUNES CT  
SACRAMENTO CA 95829

374 072 17 00 1  
MOTZKIN DONALD SURVIVORS  
TRUST  
20360 DELITA DR  
WOODLAND HILLS CA 91364

374 072 19 00 7 **DUP**  
MOTZKIN DONALD SURVIVORS  
TRUST  
20360 DELITA DR  
WOODLAND HILLS CA 91364

374 062 23 00 5  
MOURAD FRANK  
201 CALDWELL CT  
NAPA CA 945594289

374 321 02 00 2  
MOYER THOMAS C  
157 CRAFFORD RD  
NEWPORT NEWS VA 236031027

374 071 19 00 0  
MULLINGS ENRIQUE & ALMA  
45517 SPAHN LN  
LANCASTER CA 935352276

374 071 20 00 2 **DUP**  
MULLINGS ENRIQUE & ALMA  
45517 SPAHN LN  
LANCASTER CA 935352276

374 450 07 00 8  
MULLINS VERNON & DEANA  
PO BOX 1896  
ROSAMOND CA 935601896

374 323 08 00 4  
MUNGER WILLIAM J & RITA A  
561 SO BRENT ST  
VENTURA CA 93003

374 142 30 00 8  
MUNIZ VICTOR MANUEL  
6865 W AVENUE A  
ROSAMOND CA 93560

374 082 10 00 3  
MUNSON DAVID J  
2114 NE IRWIN RD  
WEATHERBY MO 644979164

375 115 01 00 3  
MURO GUTIERREZ ABEL & MARIA I  
509 31ST ST  
BAKERSFIELD CA 933012213

375 115 02 00 6 **DUP**  
MURO GUTIERREZ ABEL & MARIA I  
509 31ST ST  
BAKERSFIELD CA 933012213

375 090 26 00 6  
MURRAY KATHERINE ANN  
325 W 6TH AV  
CHICO CA 95926

374 141 12 00 9  
MYERS CYNTHIA LEE  
PO BOX 1927  
ROSAMOND CA 935601927

374 141 12 00 9  
MYERS ROY J & DEBBIE  
6717 DOGWOOD AV  
ROSAMOND CA 93560

374 274 02 00 9  
NAAB EARL F & LYVONNE  
12204 GRAYSTONE AVE.  
NORWALK CA 906507812

375 190 27 00 8  
NADEAU MARILYN R REV LIVING  
TRUST  
24022 W 102ND PL  
EDMONDS WA 98020

252 352 05 00 8  
NAKAMURA JANICE HIDEKO TRUST  
482 MAALO ST  
KAHULUI HI 96732

374 132 01 00 1  
NASH MICHAEL G & SANDRA J  
7472 CYPRESS AV  
ROSAMOND CA 93560

374 121 30 00 5 **DUP**  
NAVA EDUARDO & MARIA &  
IGNACIO  
1127 5 WEST 60TH PL  
LOS ANGELES CA 90044

374 072 14 00 2  
NAVA EDUARDO & MARIA ET AL  
1127 5 WEST 60TH PL  
LOS ANGELES CA 90044

375 115 04 00 2  
NAVARRO ERIC GIOVANNI  
542 60TH ST W  
ROSAMOND CA 93560

374 303 07 00 5  
NEAL DAVID MONSON  
2477 W 7000  
WEST JORDAN UT 840842136

374 250 09 00 6  
NEARY DIANE S TR  
4285 GETTYSBURG ST  
VENTURA CA 93008

374 042 04 00 4  
NEVAREZ GILBERTO A  
9668 W ROSAMOND BL  
ROSAMOND CA 935607506

374 142 21 00 2  
NEWMAN GARRETT & JOSEPHINE  
P O BOX 2028  
ROSAMOND CA 93560

374 020 50 00 7  
NGUYEN AN THOMAS  
914 N ROSITA ST  
SANTA ANA CA 927031531

375 101 26 00 5  
NGUYEN TUNG THANH  
7657 VICKY AV  
WEST HILLS CA 91304

374 220 40 00 6  
NICHOLS CLAYTON H & MARIA L  
P O BOX 257  
ROSAMOND CA 93560

374 132 07 00 9  
NIETO JAIME EILEEN  
7096 CYPRESS AV  
ROSAMOND CA 935607213

374 062 21 00 9  
NISE KHARUL  
2560 GLORIA WY  
E PALO ALTO CA 94303

374 062 22 00 2 **DUP**  
NISE KHARUL  
2560 GLORIA WY  
E PALO ALTO CA 94303

374 230 19 00 9  
NISHIMOTO FAMILY TR  
17832 SO THORNLAKE AV  
ARTESIA CA 90701

374 400 25 00 5  
NISHIMURA ISAMU S & NAMIKO F  
7142 LYRIC AV  
LANCASTER CA 935367428

375 190 20 00 7 **DUP**  
NISHIMURA ISAMU SAM & NAMIKO  
FURUKAWA  
7142 LYRIC AV  
LANCASTER CA 935367428

374 090 08 00 7  
NIXON MARY ELIZABETH  
1019 SUMNER CT  
EL CAJON CA 92021

374 042 03 00 1  
NOEL DIXIE LEE  
9714 W ROSAMOND BL  
ROSAMOND CA 935606973

374 230 15 00 7  
NOVOSEDLIK MARIE A  
42 OLD BEAR BROOK RD  
PRINCETON NJ 085406216

374 200 13 00 2  
NUNNENKAMP ALAN W  
7551 GASKELL RD  
ROSAMOND CA 93560

375 190 15 00 3  
O DETTE PHOENIX LUU  
6830 NE BROADWAY APT 3  
PORTLAND OR 972135397

374 020 46 00 6 **DUP**  
O LOUGHLIN CHARLES E  
9937 W AVENUE A  
ROSAMOND CA 93560

374 303 03 00 3  
O LOUGHLIN CHARLES E & JUDY  
9937 WEST AVENUE A  
ROSAMOND CA 93560

359 051 31 00 7  
ODAR FAM TR  
26064 BALDWIN PL  
STEVENSON RANCH CA 91381

375 190 31 00 9  
OHARA FAMILY TRUST  
2592 MILITARY AV  
LOS ANGELES CA 90064

375 180 16 00 3  
OKINO HAJIMU & SETSUKO  
12606 RUBENS AV  
LOS ANGELES CA 90066

375 180 32 00 9  
OKINO TED T & SAWAE  
12970 SHORT AV  
LOS ANGELES CA 90066

374 132 32 00 1  
OLSEN DARRELL E & BARBARA J  
PATTERSON-OLSEN  
7477 WEST AVE A  
LANCASTER CA 93536

374 071 17 00 4  
OLSEN DONALD L & PAMELA J  
P O BOX 1526  
ROSAMOND CA 93560

374 071 18 00 7 **DUP**  
OLSEN DONALD L & PAMELA J  
P O BOX 1526  
ROSAMOND CA 93560

374 343 02 00 2  
ORCA NORBERTO C & MONICA L  
PO BOX 56867  
SHERMAN OAKS CA 914131867

374 410 09 00 2  
ORLANDO DOUGLAS L  
PO BOX 3015  
LANCASTER CA 935860015

252 352 24 00 3  
OROZCO FAM TR  
2958 BRONSON AV  
LOS ANGELES CA 90018

374 400 16 00 9  
ORTEGA JOSE ANTONIO & PENA  
FRANCESCA  
3820 SENECA AV  
LOS ANGELES CA 90039

375 090 06 00 8  
O'SHAUGHNESSY E & BEATRICE  
66867 SAN RAFAEL RD  
DESERT HOT SPGS CA 922402613

375 090 07 00 1 **DUP**  
O'SHAUGHNESSY E & BEATRICE  
66867 SAN RAFAEL RD  
DESERT HOT SPGS CA 922402613

374 260 16 00 9  
OSKIE ROBIN E  
11745 RIVES AV  
DOWNEY CA 90241

374 450 06 00 5  
OSSIO RAFAEL & LAPA NIEVES  
37012 COOPER TER  
PALMDALE CA 93550

375 090 37 00 8  
PAK SOON H  
10993 E EVANS AV  
AURORA CO 800144721

374 410 19 00 1  
PANCHAME JOSE JOAQUIN  
43805 E 90TH ST  
LANCASTER CA 93535

374 071 29 00 9  
PANG FAMILY TRUST  
1843 FULTON AV  
MONTEREY PARK CA 91754

374 276 03 00 6  
PARKER RICHARD L  
7952 CATHY AV  
ROSAMOND CA 93560 **DUP**

374 276 03 00 6  
PARKER RICHARD L & NOELLE L  
7952 CATHY AV  
ROSAMOND CA 935608204

375 190 30 00 6  
PASAMONTE MARIANO B &  
DIONISIA  
65802 AVENIDA CADENA  
DESERT HOT SPRI CA 922401524

375 190 07 00 0  
PEREZ ESPIRIDION M & YVONNE Y  
PO BOX 2004  
ROSAMOND CA 935602004

375 190 08 00 3  
PEREZ ESPIRIDION M & YVONNE Y  
PO BOX 2004  
ROSAMOND CA 935602004 **DUP**

252 152 16 00 2  
PETERSEN ERIK J & KATHLEEN  
P O BOX 1074  
ROSAMOND CA 93560

374 122 11 00 7  
PFAFFINGER MYRNA A TR  
1354 CORDELIA AV  
SAN JOSE CA 951294214

374 322 08 00 7  
PHILLIPS MICHAEL & PATRICIA  
9675 WEST AVE A  
ROSAMOND CA 93560

374 132 17 00 8  
PICENO GABRIEL & YASMIN  
GONZALEZ  
7450 BIRCH ST  
ROSAMOND CA 935607206

359 051 25 01 9  
PIECUCH DOROTHY A & MICHAEL R  
PO BOX 56867  
SHERMAN OAKS CA 914131867

375 115 31 00 0  
PIERCE VALERIE M  
10 MC KILLOP CT  
SANTA CLARA CA 95050

374 351 04 00 7  
PISON ROGELITO LAMIS &  
JOSEPHINE ALOTA  
P O BOX 56867  
SHERMAN OAKS CA 914136867

374 351 05 00 0  
PISON ROGELITO LAMIS &  
JOSEPHINE ALOTA  
P O BOX 56867  
SHERMAN OAKS CA 914136867 **DUP**

252 152 17 00 5  
PITTS KATHLEEN LOUISE  
13373 TUTELO RD  
APPLE VALLEY CA 923084300

374 132 22 00 2  
PIZARRO LINDA C  
7148 BIRCH AV  
ROSAMOND CA 93560

374 142 26 00 7  
POSCA ALEX & JUDY LYNN  
12227 CIRCULA PANORAMA  
SANTA ANA CA 927051376

374 281 01 00 8  
POWELL JIM P & MARY A  
736 W 80TH ST  
ROSAMOND CA 935607025

374 142 17 00 1  
PRELEWICZ ROBERT D  
6984 BIRCH ST  
ROSAMOND CA 935607212

374 210 01 00 0  
PRESOGNA JOSEPH J  
10728 CHAENOCK RD  
LOS ANGELES CA 90034

374 346 02 00 3  
PULIAFICO PAUL J TR  
1840 TENNANT AV  
MORGAN HILL CA 95037

374 346 03 00 6  
PULIAFICO PAUL J TR  
1840 TENNANT AV  
MORGAN HILL CA 95037 **DUP**

375 090 52 00 1  
PUNONGBAYAN J & CLAROS J ET UX  
6524 DIAMOND POINT CT  
NO LAS VEGAS NV 89084

375 090 44 00 8  
PURDY FAMILY REVOCABLE LIVING  
TRUST  
22011 SALCEDO  
MISSION VIEJO CA 926911230

374 141 08 00 8  
PURTHER TR  
PO BOX 1011  
ALTA CA 95701

374 062 01 00 1  
QUAN ALAN ARTHUR  
941 CALLE CANTA  
GLENDALE CA 91208

374 062 03 00 7  
QUAN ALAN ARTHUR  
941 CALLE CANTA  
GLENDALE CA 91208 **DUP**

374 062 04 00 0  
QUAN ALAN ARTHUR  
941 CALLE CANTA  
GLENDALE CA 91208 **DUP**

374 180 13 00 7  
QUAN ALAN ARTHUR  
941 CALLE CANTA  
GLENDALE CA 91208 **DUP**

374 171 08 00 7  
QUAN BOW WAH & SOOK YUEN  
SURV TR  
701 N HILL PL # 1  
LOS ANGELES CA 90012



374 285 05 00 8 QUE JOHN T & ELENA L ADDRESS UNKNOWN	<b>DUP</b>	374 172 06 00 8 QUERUBIN FLORANTE C & SHIRLEY 209 W MONTANA ST PASADENA CA 911031434	374 121 01 00 1 QUITORIANO CAROL J & RAYMOND 7968 ELDER AV ROSAMOND CA 93560
374 082 04 00 6 QUON JAMES & KATHLEEN REV TRUST 481 VAN BUREN DR MONTEREY PARK CA 917554150		374 062 17 00 8 QUON JAMES & KIMMIE QUON REV TRUST 339 GUERRERO ST SAN FRANCISCO CA 941033331	374 303 04 00 6 RADMACHER HUBERT 2002 TRUST 5559 BIENVENEDA TR PALMDALE CA 935515730
374 345 03 00 9 RAJUDIN MOHAMED MASH HOORDIN 6965 ALTA VISTA DR RANCHO PALOS VE CA 902755605		374 230 28 00 5 RALLO DAVID T TRUST 13014 N WHITLOCK CANYON DR ORO VALLEY AZ 857551806	374 200 61 00 1 RAMOS ROMEO G & LETICIA P 2001 TRUST 2642 SILVER STREAM CT SIMI VALLEY CA 930635791
374 250 06 00 7 RAMSAY SELWYN P P O BOX 814 YORBA LINDA CA 92885		252 352 16 00 0 RASHTI MANOUCHER 1424 17TH ST SANTA MONICA CA 90404	374 323 07 00 1 RASMUSSEN GARY S P O BOX 10575 SEDONA AZ 86339
374 142 19 00 7 READER PATRICK M & KRISTA L 6842 BIRCH AV ROSAMOND CA 93560		374 142 05 00 6 REESER LIV TR P O BOX 1079 ROSAMOND CA 935601079	374 142 04 00 3 REICHSTEIN KELLY L 6778 CYPRESS AV ROSAMOND CA 935607490
374 051 01 00 1 REID IRREV TR ADDRESS UNKNOWN	<b>DUP</b>	374 210 11 00 9 REID IRREVOCABLE TR ADDRESS UNKNOWN	<b>DUP</b>
374 220 33 00 6 REINOSO EDGAR 1730 N PACIFIC AV GLENDALE CA 912021109		374 274 04 00 5 REIS FAMILY TRUST 9331 LAWTON DR HUNTINGTON BEAC CA 926467244	374 250 07 00 0 REID WILLIAM A HC 68 BOX 315 CLAYTON ID 83227
374 142 14 00 2 REYES FELIX & MARIA E 17553 VICTORY BL VAN NUYS CA 91406	ET AL	374 210 25 00 0 REYES LIV TR PO BOX 56867 SHERMAN OAKS CA 914131867	374 210 12 00 2 RENNIE BRADY J & DEANNE L 3700 CORNELIUS CT ROSAMOND CA 93560
374 141 09 00 1 RIBAUDO RICHARD B 42732 W 55TH ST LANCASTER CA 935364407		252 352 04 00 5 RICARDO WILLIAM B & LINDA L 5926 PORTSMOUTH ST CHINO CA 91710	374 122 07 00 6 REYNOLDS JACQUELYN H 5912 SUNMIST DR YORBA LINDA CA 926865508
374 132 03 00 7 RIDEOUT NEAL S & JANE E PO BOX 624 EDWARDS CA 935230624		374 142 27 00 0 RIDGWAY CORY 6669 W AVENUE A ROSAMOND CA 935607221	374 051 13 00 6 RICCI SEAN & PATRICIA 5560 RALSTON WY PLACERVILLE CA 956678611
			374 230 25 00 6 RIZZA FMLY SURV TR 8029 GOLFERS OASIS DR LAS VEGAS NV 891494616

375 104 04 00 2  
ROBERSON BERNICE H TR  
3003 8TH AV  
LOS ANGELES CA 90018

374 122 06 00 3  
ROBERTS FAMILY TRUST  
PO BOX 5525  
ORANGE CA 928635525

359 051 24 01 6  
ROBINSON CHARLES RAY & OLGA C  
TRUST  
21452 ALAMO ST  
WOODLAND HILL CA 91364

374 132 24 00 8  
ROBINSON PETER & AMANDA  
2801 SUNNYVALE RD  
LANCASTER CA 935364018

374 042 01 01 4  
RODRIGUE / FLATLIE FAM TRUST  
582 STARLIGHT CREST DR  
LA CANADA FLT CA 910112854

374 353 07 00 0  
RODRIGUEZ MARIA E  
37840 MELTON AV  
PALMDALE CA 935505406

374 344 05 00 8  
RODRIGUEZ TONI E & EDGAR  
1001 RED GRANITE RD  
CHULA VISTA CA 91913

374 344 06 00 1 **DUP**  
RODRIGUEZ TONI E & EDGAR  
1001 RED GRANITE RD  
CHULA VISTA CA 91913

374 042 02 00 8  
RODRIGUE VICTOR ET AL  
ST RT 1 BX 295  
ROSAMOND CA 93560

374 364 01 00 2  
ROGERS LEO A  
4171 FRANCISCAN CT  
LAS VEGAS NV 891215014

375 101 13 00 7  
ROLLINS TRUST  
6242 E ACOMA DR  
SCOTTSDALE AZ 85254

374 272 05 00 4  
ROMERO CHRISTOPHER & PAMELA  
7843 CATHY AV  
ROSAMOND CA 935607558

374 400 35 00 4  
RONQUILLO BARTOLOME L  
3714 BRILLIANT PL  
LOS ANGELES CA 900653514

375 090 50 00 5  
RONTAL DEVELOPMENT L P  
250 HOMEWOOD RD  
LOS ANGELES CA 90049

252 152 32 00 8  
ROY GILLI JOSEPH TRUST  
PO BOX 944  
BLUE JAY CA 923170944

374 041 33 00 1  
ROZUMOV ALIK & FAINA TR  
18812 EDLEEN DR  
TARZANA CA 913564811

375 190 04 00 1  
RULLODA DOMINADOR M &  
EMILIANA  
94-418 ANANIA DR  
MILILANI HI 967892550

374 082 01 00 7  
SABADO DIEGO A & DALY M  
9379 NATOMA STATION PL  
LAS VEGAS NV 891236250

374 122 18 00 8  
SADLER RAY G & ELIZABETH M  
7900 BIRCH ST  
ROSAMOND CA 935607020

374 132 12 00 3  
SAIZ ALAN S & BONNI E  
148 W 72ND ST  
ROSAMOND CA 935607226

374 071 24 00 4  
SAJOR VICTORIO A & GRACIE E  
20300 VANOWEN ST APT 17  
WINNETKA CA 913064356

374 240 11 00 8  
SAKAI MITCHELL Y & GAYE I  
2189 AMIKAMIKA PL  
PEARL CITY HI 967821371

374 042 15 00 6  
SALAZAR FLORENTINO J  
10440 LIMERICK AV  
CHATSWORTH CA 91311

374 041 06 00 3  
SALOMON JESUS Z ET AL  
5334 COONEN DR  
RIVERSIDE CA 925032315

374 366 02 00 9  
SANCHEZ ANITA MARIA LIVING  
TRUST  
9602 MYRON ST  
PICO RIVERA CA 906604717

374 366 03 00 2 **DUP**  
SANCHEZ ANITA MARIA LIVING  
TRUST  
9602 MYRON ST  
PICO RIVERA CA 906604717

374 150 14 00 1  
SANCHEZ LORENZO R & SUZANNE  
KING  
P O BOX 1595  
ROSAMOND CA 935601595

374 121 29 00 3  
SANTAMARIA ARTURO MAURICIO  
40437 TIGER WY  
PALMDALE CA 935515226

374 321 04 00 8  
SAXEY II EDWARD & LYNN S  
100 CAMARILLO DR  
CAMARILLO CA 930101115

374 132 02 00 4  
SCHADT CHAD TRAVIS  
7410 CYPRESS AV  
ROSAMOND CA 93560

374 220 53 00 4  
SCHEIRE ROBERT  
5527 105TH ST WEST  
WILLOW SPRINGS CA 93560

374 220 54 00 7 **DUP**  
SCHEIRE ROBERT  
5527 105TH ST WEST  
WILLOW SPRINGS CA 93560

374 220 55 00 0 **DUP**  
SCHEIRE ROBERT  
5527 105TH ST WEST  
WILLOW SPRINGS CA 93560

374 220 56 00 3 **DUP**  
SCHEIRE ROBERT  
5527 105TH ST WEST  
WILLOW SPRINGS CA 93560

374 272 04 00 1  
SCHNARRENBURGER CARL & CARI  
7830 GASKELL RD  
ROSAMOND CA 93560

375 180 03 00 5  
SCHOLLE JAMES F & SHIRLEY A  
FMLY TR  
408 PINEHURST AV  
PLACENTIA CA 92670

375 150 15 00 1  
SCHROEDER TR  
1257 SEAFARER ST  
VENTURA CA 930011316

374 141 10 00 3  
SCOTT TRAVIS B & LASHONE R  
6583 DOGWOOD AV  
ROSAMOND CA 935607489

374 410 13 00 3  
SEGALE JOSHUA & HEATHER K  
1643 WEST 76TH  
ROSAMOND CA 93560

374 171 11 00 5  
SEGNIK MANAGEMENT SERVICES  
LLC  
PO BOX 420124  
HOUSTON TX 772420124

375 190 01 00 2  
SEIKE TOYOICHI  
4518 ALLA RD  
LOS ANGELES CA 900666402

374 200 05 00 9  
SEPEHR ALI  
18175 KAREN DR  
TARZANA CA 91356

252 152 21 00 6  
SETO FAMILY TRUST  
1242 GREYCREST PL  
DIAMOND BAR CA 91765

374 220 21 00 1  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL REY CA 90292

374 220 22 00 4 **DUP**  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL REY CA 90292

374 220 23 00 7 **DUP**  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL REY CA 90292

374 220 24 00 0 **DUP**  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL REY CA 90292

374 220 25 00 3 **DUP**  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL REY CA 90292

374 260 18 00 5 **DUP**  
SGD HOMES LLC  
3121 WASHINGTON BL  
MARINA DEL RAY CA 90292

374 322 03 00 2  
SHAKESPEARE SHARON MALONEY  
1707 18TH ST  
BEAVER FALLS PA 15010

374 303 02 00 0  
SHAMAM BOAZ & IRIT  
12034 EL ORO WY  
GRANADA HILLS CA 91344

374 122 16 00 2  
SHATTUCK WILLIAM J & DEETTE  
P O BOX 10011  
LANCASTER CA 93584

374 273 01 00 9  
SHOLER CAROL  
1431 COLUMBIA DR  
GLENDALE CA 91205

374 352 02 00 8  
SILBA FELIPE S & MARIA  
17742 BURTON ST  
RESEDA CA 913351511

252 152 31 00 5  
SILVERSTEIN MILTON M  
7136 EAGLE RIDGE DR  
GILROY CA 95020

375 104 07 00 1  
SIM THERESA 2011 REV TRUST  
34412 SCOTT WY  
ACTON CA 935102817

374 071 22 00 8  
SIMBE JIM Z & EMMA S  
2321 WARWICK AV  
LOS ANGELES CA 90032

375 230 01 00 3  
SISAYAN RAQUEL M IRA  
PO BOX 56867  
SHERMAN OAKS CA 914131867

374 285 03 00 2  
SKAUG WAYNE A  
7884 ROLAND AV  
ROSAMOND CA 935607023

374 285 04 00 5  
SKAUG WAYNE ALAN  
2502 BRIARGLEN RD  
ACTON CA 93510

374 061 08 00 5  
SLOTNICK BERNARD M & MARCIA  
4757 SUGARHILL DR  
ROLLING HILLS E CA 902741511

374 061 09 00 8 **DUP**  
SLOTNICK BERNARD M & MARCIA  
4757 SUGARHILL DR  
ROLLING HILLS E CA 902741511

374 200 15 00 8  
SMITH JOHN & NEDRELL FAMILY  
TRUST  
1327 W 122ND ST  
LOS ANGELES CA 900441133

374 200 16 00 1 **DUP**  
SMITH JOHN & NEDRELL FAMILY  
TRUST  
1327 W 122ND ST  
LOS ANGELES CA 900441133

252 352 12 00 8  
SMITH JOHN S & PATRICIA M TRUST  
293 ARGONNE AV  
LONG BEACH CA 908031743

374 260 15 00 6  
SOLIS VINCENTE VASQUEZ & MARIA  
DOLORES  
P O BOX 1200  
ROSAMOND CA 93560

374 410 02 00 1  
SPALINGER EDWIN J & MARYALYCE  
JT TRUST  
61030 AMBASSADOR DR  
BEND OR 977023680

374 121 16 00 5  
SPENCER ZACHARY & KIMBERLY  
7965 DOGWOOD AV  
ROSAMOND CA 935607240

375 115 03 00 9  
STABELL GARY C & BERTHA C  
572 W 60TH ST  
ROSAMOND CA 935606956

374 072 16 00 8  
STECKEL GARY LEE & JULIE ANN  
3045 LIPMAN LN  
SIMI VALLEY CA 93065

374 230 12 00 8  
STEELE EXEMPTION TRUST B  
1907 VIA MEDONNA  
LOMITA CA 90717

374 210 15 00 1  
STEIGER NILS A & GRETCHEN A  
14014 N 303RD ST  
HILLSDALE IL 61257

375 113 09 00 3  
STERNE JOHN H II  
908 W 60TH ST  
ROSAMOND CA 935607238

374 323 06 00 8  
STITT TRUST  
11 W BOULDER CREED RD  
SIMI VALLEY CA 930657362

374 275 04 00 2  
STITTS ROBERT C & LILLIAN A  
6808 COOLEY RD  
OOLTEWAH TN 37363

374 032 12 00 4  
STRANGE RONALD K  
P O BOX 1256  
ROSAMOND CA 93560

374 132 30 00 5  
SUNDALE MUTL WATER CO  
PO BOX 6708  
LANCASTER CA 935396708

374 122 18 00 8 **DUP**  
SUNDALE MUTUAL WATER  
COMPANY  
PO BOX 6708  
LANCASTER CA 93539

375 190 10 00 8  
SUNDHOLM ALMA O TR  
1679 STAFFORDSHIRE DR  
LANCASTER CA 935346258

374 142 24 00 1  
SUSZEK TIMOTHY & DENSING  
KATHLEEN  
6532 BIRCH ST  
ROSAMOND CA 935607210

374 141 23 00 1  
TABIOLO LORNA S TR  
5021 MONTEZUMA ST  
LOS ANGELES CA 900423228

375 180 20 00 4  
TABORA MARIA TR  
1143 SUMMERWINGS CT  
SAN JOSE CA 951322956

374 141 27 00 3  
TAIBI FRANK & VERA FAMILY TR  
2645 COED PL  
GRANTS PASS OR 97527

374 142 01 00 4  
TAJT LLC  
41024 W 16TH ST  
PALMDALE CA 93551

375 090 62 00 0  
TAJT LLC  
34623 RED ROVER MINE RD  
ACTON CA 935101161

374 072 28 00 3  
TAKAHASHI TOSHIKO  
6152 HAMSHIRE DR  
HUNTINGTON BCH CA 92647

374 303 08 00 8  
TANG MIN-CHUAN & LEE MAY  
2751 SALEROSO DR  
ROWLAND HTS CA 91748

374 271 02 00 8 **DUP**  
TANNER RON  
7943 CATHY AV  
ROSAMOND CA 93560

374 271 01 00 5  
TANNER RONALD & CAROL C  
7943 CATHY AV  
ROSAMOND CA 935608204

374 020 53 00 6  
TAPIA CHARLES & NELLIE FAMILY  
TRUST  
21083 PLACERITA CANYON RD  
NEWHALL CA 91321

374 200 46 00 8  
TAPIA GEORGE  
7137 GASKELL RD  
ROSAMOND CA 935607031

374 011 30 00 3  
TAPIA PRIMO  
1101 W 71ST ST  
ROSAMOND CA 935607032

374 200 47 00 1  
TAPIA PRIMO  
1101 W 71ST ST  
ROSAMOND CA 935607032 **DUP**

374 410 03 00 4  
TAYLOR THOMAS & CHARLANNE  
P O BOX 1450  
ROSAMOND CA 93560

374 410 03 00 4  
TAYLOR TOM L  
P O BOX 1450  
ROSAMOND CA 93560 **DUP**

359 051 21 00 8  
TEMER & MATTHEWS REV TRUST  
6736 PASILLA ROAD NE  
RIO RANCHO NM 871444950

374 273 03 00 5  
TEMPLE LIVING TRUST  
11005 STAMY RD  
WHITTIER CA 906042264

374 271 04 00 4  
THIM CARL M & HELEN V  
315 DOE HOLLOW TRCE  
FAYETTEVILLE GA 302156234

374 032 01 00 2  
THOMPSON FAMILY 1999 TRUST  
1640 QUINCY RD  
TURLOCK CA 95382

374 032 10 00 8  
THOMPSON FAMILY 1999 TRUST  
1640 QUINCY RD  
TURLOCK CA 95382 **DUP**

374 041 05 00 0  
THOMPSON MARK E APC PROFIT  
SHARING PLAN  
857 W LANCASTER BL  
LANCASTER CA 93534

375 190 28 00 1  
THOMPSON PAUL M & TRACY M  
6723 GASKELL RD  
ROSAMOND CA 93560

374 290 01 00 4  
TIVENS DONALD  
21250 CALIFA ST STE 113  
WOODLAND HILLS CA 913675025

374 041 02 00 1  
TOMAINO EVELYN TRUST  
269 EDEN DR  
FATE TX 75189

375 190 17 00 9  
TOMBS OLGA ABAD TRUST  
PO BOX 576414  
MODESTO CA 95357

374 072 21 00 2  
TORIN BENJAMIN & MILTON R  
8942 CARSON ST  
CULVER CITY CA 902322408

375 190 22 00 3  
TOROSYAN ANUSHAVAN G  
11 CARRIAGE DR  
NEW MILFORD CT 067762630

375 190 32 00 2  
TORRADO FERMINA JANET TRUST  
27268 ROSEMONT LN  
VALENCIA CA 91354

374 122 28 00 7  
TORRES NINO F  
7701 W AVENUE A  
ROSAMOND CA 935607105

374 042 08 00 6  
TORREZ DONATO  
9534 W ROSAMOND BL  
ROSAMOND CA 935607505

374 122 17 00 5  
TRONCALE CRAIG T & LESLIE SUE  
7980 BIRCH AV  
ROSAMOND CA 93560

375 101 29 00 4  
TROYER CRAIG E  
PO BOX 56867  
SHERMAN OAKS CA 914136867

375 180 01 00 9  
ULEP A D & M G & TADEO V U  
94-1254 HENOKE ST  
WAIPAHU HI 96797

374 220 19 00 6  
URIBE VICTORIANO OJEDA  
10345 LANARK ST  
SUN VALLEY CA 913524133

374 180 09 00 6  
UY ANTONIO V & AGNES C  
1828 DOVER PL  
POMONA CA 917665507

374 042 16 00 9  
UYEDA JOINT LIV TR  
1530 GRISSOM PARK DR  
FULLERTON CA 928331332

375 190 18 00 2  
VALLES ESTEBAN G & OFELIA S  
14417 JUDD ST  
ARLETA CA 913315022

252 152 30 00 2  
VAN DORN FAMILY TRUST  
29876 GARDEN GROVE DR  
MENIFEE CA 925847278

374 450 05 00 2  
VANNICE CORY  
251 SPUR RANCH RD  
ROSAMOND CA 935607247

252 352 32 00 6  
VARGAS FAMILY TRUST  
9500 LAUREL CANYON BL  
ARLETA CA 913314213

252 352 33 00 9 VARGAS FAMILY TRUST 9500 LAUREL CANYON BL ARLETA CA 913314213	<b>DUP</b>	374 042 12 00 7 VASQUEZ MARIA VALENTINA 2902 W 97TH ST ROSAMOND CA 93560	375 190 02 00 5 VELUR PROP LLC PO BOX 56867 SHERMAN OAKS CA 914131867
374 072 12 00 6 VENTURA GERARDO GONZALEZ 10330 LORNE ST SUN VALLEY CA 91352		374 122 32 00 8 VIELMAN ANA 7985 W AVENUE A ROSAMOND CA 93560	374 062 07 00 9 VILLEGAS AUGUSTO & VIVIAN ET AL 2109 E HACKBERRY PL CHANDLER AZ 852862351
374 020 47 00 9 VINAM WORLD INV & DEV 16631 MT ERIN CI FOUNTAIN VALLEY CA 92708		374 020 48 00 2 VINAM WORLD INVESTMENT & DEV LLC 57 A PECAN ST N SACRAMENTO CA 95691	374 052 02 00 1 VOIT GLEN A & KATHY TRUST 308-C HEDGEROW LN SIMI VALLEY CA 93065
375 113 10 00 5 VOLZ THOMAS G AND MARIA E 4502 OSBORN RD PHOENIX AZ 850186037		374 220 31 00 0 WAI STEVEN C ET AL 136 CORONA ST SAN FRANCISCO CA 94127	374 281 03 00 4 WALL SUE PO BOX 2936 LANCASTER CA 935392936
374 082 02 00 0 WALTHER FAMILY TR 24657 GLEN EAGLES DR CORONA CA 928839287		374 220 32 00 3 WANG HUALIN & QIAN ZHUOQUN PO BOX 56867 SHERMAN OAKS CA 914131867	374 240 13 00 4 WARD BRIAN J & GEORGIA R 1491 W 90TH ST ROSAMOND CA 935607175
374 172 11 00 2 WARD ROBERT E & TERRI K TR 880 BACKBONE CT WESTMINSTER MD 21157		374 071 23 01 0 WATANABE TSUTOMU & BETTY TR 14639 CARNELL ST WHITTIER CA 906031913	374 020 45 00 3 WEBB DALE THORSTEN & DEBRA SUE 9937 WEST AV ROSAMOND CA 93560
374 020 46 00 6 WEBB GEORGE & EILEEN O TR 9937 W AVENUE A ROSAMOND CA 93560		374 210 02 00 3 WHITE JEFF J & MARIE A 16236 W CHEERY LYNN RD GOODYEAR AZ 853957304	374 132 11 00 0 WHITE JULLIE A 7145 BIRCH ST ROSAMOND CA 935607201
374 230 31 00 3 WIENS RICHARD L & DIANA M 7212 VIA AMPARO SAN JOSE CA 95135		374 042 18 00 5 WILLIAMS CORA AGNES P O BOX 528 MERLIN OR 97532	374 450 13 00 5 WILLIAMS JEFFREY R & MC ARDLE SEANEEN T 9241 WEST AVENUE A ROSAMOND CA 935607083
374 142 13 00 9 WILLIAMS SENAH N PO BOX 1466 ROSAMOND CA 935601466		374 142 08 00 5 WILLIAMS WILLIAMS & CHERRIE P O BOX 1565 ROSAMOND CA 93560	374 121 02 00 4 WILLSON JARED 7930 ELDER AV ROSAMOND CA 93560
374 353 05 00 4 WILMORE DEIRDRE A 79 WOODHAVEN WY SICKLERVILLE NJ 08081		374 052 16 00 2 WILSON FAMILY TRUST 525 HIDDEN RANCH WY ARROYO GRANDE CA 934205906	374 121 18 00 1 WILSON JASON & TORRI 7914 DOGWOOD AV ROSAMOND CA 935607240

375 090 61 00 7 WISDOM ROBERT & MICHELL 860 W 70TH ST ROSAMOND CA 93560	374 052 14 00 6 WITENKO GABRIELA 5196 LUPINE ST YORBA LINDA CA 926864436	374 052 15 00 9 WITENKO GABRIELA 5196 LUPINE ST YORBA LINDA CA 926864436	<b>DUP</b>
375 090 42 00 2 WITTLIN M G REV TRUST 909 EAST ST APT 2 LAFAYETTE CA 945494327	374 041 03 00 4 WITTMANN JOHN A & ROSE TR EST 2413 PINE AV MANHATTAN BEACH CA 90266	374 062 10 00 7 WONG BING DOO 2754 LYTELLE LOS ANGELES CA 90065	
374 090 07 00 4 WONG BOCK & MAY REV TR PO BOX 660404 ARCADIA CA 910660404	374 072 20 00 9 WONG EDDIE MEE 40481 ANDORRA CT FREMONT CA 94539	252 152 12 00 0 WONG FAMILY TRUST 23528 BERDON ST WOODLAND HLLS CA 91367	
374 322 06 00 1 WONG GARY ALAN 7200 S YORK AV APT 419 MINNEAPOLIS MN 554354406	374 061 17 00 1 WONG HENRY H T 413 NO ARDMORE AV LOS ANGELES CA 90004	374 172 08 00 4 WONG KINGSTON 7064 COOS CT HUNTINGTON BCH CA 92648	
252 152 14 00 6 WONG LAI HING TR 7566 W 82ND ST PLAYA DEL REY CA 90293	252 152 15 00 9 WONG LAI HING TR 7566 W 82ND ST PLAYA DEL REY CA 90293	374 141 22 00 8 WOOD PAUL & LAURA ANNE 6648 DOGWOOD AV ROSAMOND CA 935607380	<b>DUP</b>
374 343 03 00 5 WOODARD LIVING TRUST 1480 JAMES RD GRADNERVILLE NV 89410	374 230 17 00 3 WU WEN BIN & LIN CHING YI PO BOX 56867 SHERMAN OAKS CA 914131867	374 220 42 00 2 WYATT JOHN & CAROLE 7834 DINKEY AV ROSAMOND CA 93560	
374 082 03 00 3 YAMANAKA BOB M 14927 SANDRA ST MISSION HILLS CA 913451614	374 367 03 00 9 YAU ANTHONY & HILDA 2221 DUSK DR SAN DIEGO CA 92139	375 230 02 00 6 YEE MICHAEL & FEI HUILI PO BOX 56867 SHERMAN OAKS CA 914131867	ET AL
374 061 12 00 6 YERENA NICOLASA ARREDONDO P O BOX 2308 TURLOCK CA 95381	374 041 32 02 6 YERKEY EDWARD T P O BOX 3631 WESTLAKE VLG CA 91359	359 051 29 00 2 YERKEY MARILYN E TR 2420 N THREE SPRINGS DR WESTLAKE VLLGE CA 91361	
374 061 10 00 0 YIU SAMUEL C & POLLY O 6439 WHITAKER AV VAN NUYS CA 91406	374 171 10 00 2 YORK MARSHA A 2503 SE 11TH ST MINERAL WELLS TX 760676703	374 450 10 00 6 YOUNG LAUREN A TRUST PO BOX 10078 LANCASTER CA 935840078	
374 450 11 00 9 YOUNG LAUREN A TRUST PO BOX 10078 LANCASTER CA 935840078	374 450 12 00 2 YOUNG LAUREN A TRUST PO BOX 10078 LANCASTER CA 935840078	374 061 16 00 8 YOUNG SHOWN & YOLANDA 9089 W 61TH ST MOJAVE CA 93501	<b>DUP</b> <b>DUP</b>

374 220 44 00 8  
YOUNGER STEVEN  
1114 W LANCASTER BL  
LANCASTER CA 935342250

374 220 45 00 1                      **DUP**  
YOUNGER STEVEN  
1114 W LANCASTER BL  
LANCASTER CA 935342250

374 220 46 00 4                      **DUP**  
YOUNGER STEVEN  
1114 W LANCASTER BL  
LANCASTER CA 935342250

374 220 47 00 7                      **DUP**  
YOUNGER STEVEN  
1114 W LANCASTER BL  
LANCASTER CA 935342250

374 367 02 00 6  
ZAMAR MARISOL GONZALEZ  
8831 BARING CROSS ST  
LOS ANGELES CA 900444805

375 190 24 00 9  
ZAR INVESTMENT GROUP LLC  
1368 ELM AV  
GLENDALE CA 91201

375 190 29 00 4  
ZAVALA ROBERT & GENEVIVE  
6781 GASKELL RD  
ROSAMOND CA 935607132

375 113 01 00 9  
ZEDICHER DONALD L JR & CORAL K  
5970 GASKELL RD  
ROSAMOND CA 935606912

374 250 08 00 3  
ZEISMER REVOCABLE LIVING TRUST  
15147 HALINOR ST  
HESPERIA CA 92345

374 400 36 00 7  
ZEITO FARIS F  
515 CENTER ST  
EL SEGUNDO CA 902453203

374 200 58 00 3                      **DUP**  
A FRANCISCO REALTY &  
DEVELOPMENT CORP  
ADDRESS UNKNOWN

**Updated Addresses for Kern County  
from Forwarding Labels**

**Please notify Assessor of new  
Address:**  
KERN COUNTY ASSESSOR  
1115 TRUXTUN AVENUE  
BAKERSFIELD, CA 93301  
661-868-3485

374 322 07 00 4  
MAYFIELD ANDRIA L TRUST  
24114 33<sup>RD</sup> AVE E  
SPANAWAY, WA 98387-4329

374 351 02 00 1  
BARTON JEFFREY & KAREN  
2614 S ROSE GARDEN  
MESA, AZ 85209-7908

374 240 03 00 5  
ADAMS GUY R ET AL  
1297 E OHIO MATCH RD  
RATHDRUM, IDAHO 83858-7512

**Updated Addresses for LA County from  
Forwarding Labels**

APN: 3262007020  
TEETER,LINDA TR  
27012 ISLAND ROAD  
VALENCIA, CA 91355-1607

APN: 3268017039  
SEGREST,DAVID M AND DEBRA L  
2525 ARAPAHOE AVE. UNIT E4  
BOULDER CO 80302-6746

APN: 3261036009  
MARTINEZ, REFUGIO AND ENEDINA  
35974 53<sup>RD</sup> STREET E  
PALMDALE CA 93552-6332

APN: 3262019228  
HUNTER,CLARITA T  
605 CALLE LAGUNA  
OXNARD CA 93030-8065

APN: 3263007019  
VANDER HULST,PATRICIA A TR  
8545 DEVON LANE  
GARDEN GROVE, CA 92844-1236

APN: 3268018039  
DEL SUR RANCH LLC  
16633 VENTURA BLVD., STE 1040  
ENCINO CA 91436-1862

APN: 3229009025  
GOMEZ, FERNANDO A AND MARIA R  
PSC 517 BOX 2934  
FPO AP 96517



## 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

<b>SCH #</b>
--------------

**Project Title:** Raceway 2.0 Solar Project by sPower Development Company, LLC

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Terrance Smalls

Mailing Address: 2700 M Street, Suite 100

Phone: 661-862-8607

City: Bakersfield

Zip: 93301

County: Kern

**Project Location:** County: Kern

City/Nearest Community: Rosamond

Cross Streets: Rosamond Blvd and 70th Street West

Zip Code: 93560

Longitude/Latitude (degrees, minutes and seconds): 34 ° 50 ' 44 " N / 118 ° 17 ' 7 " W Total Acres: 1,330

Assessor's Parcel No.: Multiple

Section: Multiple

Twp.: 9N

Range: 13W

Base: SBB&M

Within 2 Miles: State Hwy #: N/

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Tropico Middle School

### Document Type:

CEQA: ☒ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ 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: Cancellation of Williamson Act Contract

### 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 291

☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Hazardous Waste: Type \_\_\_\_\_

☐ Other: \_\_\_\_\_

### 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: \_\_\_\_\_

### Present Land Use/Zoning/General Plan Designation:

5.3/4.4 (Residential, Maximum 10 units/net acre/Comprehensive Planning Area), 5.3/2.85/4.4 (Residential, Maximum 10 units/net acre/Noise Management Area/Comprehensive Planning Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6 (Residential, Maximum 2.5 gross acres/unit), and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), 7.1 (Light Industrial), 7.1/4.4 (Light Industrial/ Planning Area), 7.2/4.4 (Service Industrial/Comprehensive Planning Area). Currently zoned A (Agriculture), E (2.5), and OS

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

The proposed Raceway 2.0 Solar Project (proposed project) is a proposal by sPower Development Company, LLC (project proponent) to construct and operate photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity in the form of advanced energy battery storage units on approximately 1,330 acres of privately owned land in the unincorporated area of eastern Kern County, California.

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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6&amp;9</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>Lahontan</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>Fresno</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>So. San Joaquin Arch. Info. Ctr.</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>CalGEM - Bakersfield</u>
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 1, 2020 Ending Date July 31 2020

### Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: \_\_\_\_\_ !d Date: g/k # \$' \$'

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

## INITIAL STUDY/NOTICE OF PREPARATION

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### **Raceway 2.0 Solar Project**

by sPower Development Company, LLC

#### **Site 1:**

Specific Plan Amendment 33, Map No. 231; Zone Change Case No. 154, Map No. 231; Conditional Use Permit No. 116, Map No. 231; Specific Plan Amendment 34, Map No. 231

#### **Site 2:**

Specific Plan Amendment 35, Map No. 231; Zone Change Case No. 155, Map No. 231; Conditional Use Permit No. 117, Map No. 231; Specific Plan Amendment 36, Map No. 231

#### **Site 3:**

Specific Plan Amendment 37, Map No. 231; Zone Change Case No. 156, Map No. 231; Conditional Use Permit No. 118, Map No. 231; Specific Plan Amendment 38, Map No. 231

#### **Site 4:**

Conditional Use Permit No. 119, Map No. 231; Conditional Use Permit No. 4, Map No. 231-20; Specific Plan Amendment 39, Map No. 231; Specific Plan Amendment 3, Map No. 231-20; Cancellation of Williamson Act Contract

#### **Site 5:**

Specific Plan Amendment 5, Map No. 231-21; Specific Plan Amendment 5, Map No. 231-28; Zone Change Case No. 3, Map No. 231-21; Zone Change Case No. 3, Map No. 231-28; Conditional Use Permit No. 3, Map No. 231-21; Conditional Use Permit No. 7, Map No. 231-28; Specific Plan Amendment 6, Map No. 231-21; Specific Plan Amendment 6, Map No. 231-28

#### **Site 6:**

Specific Plan Amendment 7, Map No. 231-21; Zone Change Case No. 4, Map No. 231-21; Conditional Use Permit No. 4, Map No. 231-21

Nonsummary Vacations

PP17226

---

#### **LEAD AGENCY:**



Kern County Planning and Natural Resources Department  
2700 M Street, Suite 100  
Bakersfield, CA 93301-2370

Contact: Mr. Terrance Smalls  
(661) 862-8607  
smallst@kerncounty.com  
July 2020





## TABLE OF CONTENTS

<b>1.0 Project Description.....</b>	<b>3</b>
1.1 Project Location.....	3
1.2 Environmental Setting.....	5
1.3 Project Description.....	12
1.4 Project Facilities and Operations.....	21
1.5 Project Objectives.....	38
1.6 Proposed Discretionary Actions/Required Approvals.....	39
<b>2.0 Kern County Environmental Checklist Form (Environmental Determination).....</b>	<b>41</b>
2.1 Environmental Factors Potentially Affected.....	41
<b>3.0 Evaluation of Environmental Impacts.....</b>	<b>42</b>
Aesthetics.....	43
Agriculture and Forest Resource.....	44
Air Quality.....	48
Biological Resources.....	51
Cultural Resources.....	54
Energy.....	55
Geology and Soils.....	56
Greenhouse Gas Emissions.....	60
Hazards and Hazardous Materials.....	62
Hydrology and Water Quality.....	67
Land Use and Planning.....	69
Mineral Resources.....	72
Noise.....	73
Population and Housing.....	75
Public Services.....	77
Recreation.....	79
Transportation.....	80
Tribal Cultural Resources.....	82
Utilities and Service Systems.....	84
Wildfire.....	86
Mandatory Findings of Significance.....	88



### List of Figures

Figure 1	Project Vicinity Map.....	4
Figure 2	Existing Willow Springs Specific Plan Designations.....	11
Figure 3	Existing Kern County Zone Classifications.....	15
Figure 4	Proposed Willow Springs Specific Plan Designations.....	16
Figure 5	Proposed Kern County Zone Classifications .....	17
Figure 6	Proposed Amendment to Willow Springs Specific Plan Circulation Element.....	18
Figure 7	Overall Project Map.....	25
Figure 8	Site 1 Site Plan.....	26
Figure 9	Site 2 Site Plan.....	27
Figure 10	Site 3 Site Plan.....	28
Figure 11	Site 4 Site Plan.....	29
Figure 12	Site 5 Site Plan.....	30
Figure 13	Site 6 Site Plan.....	31

### List of Tables

Table 1	Project Assessor Parcel Numbers and Acreage.....	5
Table 2	Average High and Low Temperature by Month - Mojave.....	6
Table 3	Proposed Project Sites and Surrounding Land Uses.....	7
Table 4	Vacations of Existing Public Access Easements.....	18



## INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA), the Kern County Planning and Natural Resources Department will initiate the preparation of an Environmental Impact Report (EIR) for the Raceway 2.0 Solar Project in the unincorporated area of eastern Kern County, California.

## BACKGROUND INFORMATION

In July 2018, Kern County had circulated a Notice of Preparation for the previously proposed Raceway Solar project. Since that time, the project proponent, sPower Development Company, LLC, has reconfigured the project and submitted new applications to the County. The proposed project described in this Notice of Preparation reflects the reconfigured project, titled the Raceway 2.0 Solar Project.

# 1. Project Description

## 1.1 Project Location

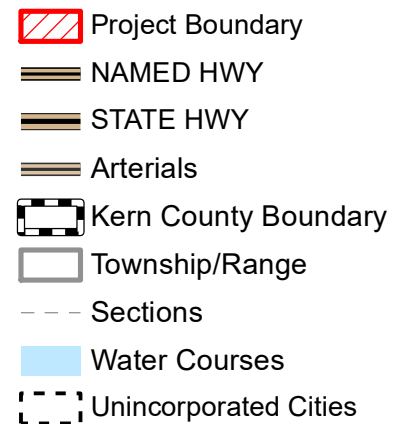
The proposed Raceway 2.0 Solar Project (proposed project) is a proposal by sPower Development Company, LLC (project proponent) to construct and operate photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity in the form of advanced energy battery storage units on approximately 1,330 acres of privately owned land, across six (6) separate sites in the unincorporated area of eastern Kern County, California. **Figure 1, Project Site Vicinity**, shows the regional location of the proposed project.

The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West. Land uses in the region include a mix of undeveloped land, agriculture, residential, recreational, and renewable energy projects (solar and wind). Desert vegetation dominates the project site and region. Topography across the project site is relatively flat as the site is located on the bajada of the Tehachapi Mountains, which is an overlapping of alluvial fans with southern trending slope. The major north-south route in the region is SR 14, a four-lane highway located approximately 4 miles east of the proposed project. The major east-west route near the proposed project is SR 58, which is also a four-lane highway, located approximately 14 miles north of the proposed project. Paved and unpaved roadways, generally following section lines, are found throughout the area.

The proposed project is located within the southern half of Township 9N, Range 13W of the San Bernardino Meridian and is contained by, but does not fully occupy, Sections 20, 21, 28, 29, and 32. The proposed project is in the eastern high desert region of unincorporated Kern County and within the jurisdictional boundaries of the Willow Springs Specific Plan and the Kern County Zoning Ordinance.

The Assessor Parcel Numbers (APNs) are summarized in **Table 1, Project Assessor Parcel Numbers & Acreage**. The proposed project consists of the following six (6) sites: Raceway 2.0 Solar 1, Raceway 2.0

**by: sPower Development  
Corporation, Inc**



T9N/R13W - Sec. 20, 21, 28, 29, & 32

Created on: 6/8/2020



0      4,100      8,200      12,300      16,400 Feet



**Kern County  
Planning & Natural  
Resources Department**





Solar 2, Raceway 2.0 Solar 3, Raceway 2.0 Solar 4, Raceway 2.0 Solar 5, and Raceway 2.0 Solar 6. The project proponent proposes the project be built all at once as a single, 291-MW facility or, alternatively, developed as six independent facilities (**Table 1, Project Assessor Parcel Numbers & Acreage**), depending upon market conditions.

The power generated by the proposed project would be interconnected to an existing transmission network. The project has four interconnection options as further described in Section 1.3. It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

<b>Table 1. Project Assessor Parcel Numbers &amp; Acreage</b>			
	<b>Megawatts (MW)</b>	<b>APNs</b>	<b>Acres</b>
<b>Raceway Solar 1</b>	15	374-020-42, 374-020-40, 370-020-47, 370-020-48	95
<b>Raceway Solar 2</b>	20	374-250-04, 374-020-55	90
<b>Raceway Solar 3</b>	106	374-210-08, 374-011-13, 374-250-03, 374-250-01, 374-250-09, 374-250-08	510
<b>Raceway Solar 4</b>	70	374-011-04, 374-011-11	315
<b>Raceway Solar 5</b>	60	374-440-01, 374-440-02, 374-440-03, 374-440-04, 374-440-05, 374-440-06, 374-440-07, 374-440-08, 374-011-08	240
<b>Raceway Solar 6</b>	20	374-011-07	80
<b>Total Megawatts</b>	<b>291</b>	<b>Proposed Solar Project Total Acreage</b>	<b>1,330</b>

## 1.2 Environmental Setting

The proposed project is located on approximately 1,330 acres of undeveloped, privately owned land located in the western extent of the Mojave Desert near Mojave, California. The project is in the Mojave Basin and Range Ecoregion and the United States Geological Survey (USGS) Little Buttes and Rosamond



7.5-minute topographical quadrangles. Most of the individual project sites are zoned for residential development with Raceway Solar 4 being zoned for agriculture, but not currently under cultivation. Development in the area surrounding the project site includes rural residences, agriculture, and renewable energy (solar and wind) facilities.

The project site is within the Mojave Air Basin of the Eastern Kern Air Pollution Control District.

Vegetation on the project site consists of Mojave Saltbush Scrubland with the most common species being saltbush (*Atriplex polycarpa*); Russian thistle (*Salsola tragus*) and ripgut brome (*Bromus diandrus*) are also very common to the area. This community typically occurs on well-drained soils in alluvial fans, bajadas, and upland slopes. Growth occurs during spring (or rarely in summer or fall) if rainfall is sufficient. This is one of the most widely distributed desert plant communities in the Mojave Desert, occurring from the desert floor up to approximately 3,500 feet in elevation, and extending into northwestern Arizona and southern Utah.

The foothills of the Tehachapi Range occur approximately 13 miles west of the project. The project and surrounding land are mostly flat and exhibit little topographic variation. Land administered by the Bureau of Land Management (BLM) is located approximately 2 miles north of the project.

The proposed project is located entirely within the Federal Emergency Management Agency (FEMA) designated Zone “A.” Zone A is the 100-year floodplain or 1 percent annual chance of flood. There are drainage routes near several of the project sites and gen-tie routes. All drainage routes are isolated episodic or ephemeral waters, which typically only flow for brief periods in response to rainfall. The project area usually receives an annual precipitation (rainfall) average of 6.7 inches per year. **Table 2, Average High and Low Temperature by Month-Mojave**, below, shows the average high and low temperatures in Mojave by month.

Table 2: Average High and Low Temperature by Month - Mojave												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Avg. High	57	60	66	71	80	89	96	96	88	78	65	56
Avg. Low	33	37	41	46	56	64	70	67	61	50	40	33

U.S. Climate Data, 2017

Based on a review of records maintained by the California Geologic Energy Management Division (CalGEM), wells are not identified on the project site, and the project is not within the jurisdictional boundaries of an oilfield (California Department of Conservation, 2017).

The proposed project would be served by the Kern County Sheriff’s Office for law enforcement and public safety. The closest sheriff station is the Green Empire Substation, located approximately 4.5 miles east of the project. The Kern County Fire Department (KCFD) provides fire protection and emergency medical and rescue services for the project area. KCFD Station 15 is located approximately 3.5 miles



east of the project. The closest school is Tropico Middle School, located approximately 1.6 miles northeast of the project. The nearest hospital is the Palmdale Regional Medical Center, located approximately 19 miles to the southeast of the project in Palmdale.

The nearest airports to the proposed project are the Rosamond Skypark located 3 miles to the northeast and the Mojave Air and Space Port located 14.5 miles to northeast. Private airstrips include the Lloyd's Landing airport, located approximately 3.5 miles north, and the Little Buttes Antique Airfield, located approximately 2.5 miles south of the project in Los Angeles County.

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) designates the project sites as vacant, disturbed, prime, grazing, and/or rural residential lands (California Department of Conservation, 2016). Surrounding properties are designated as either: (a) vacant or disturbed, (b) rural residential, or (c) nonagricultural and natural vegetation. Parcels within Raceway 2.0 Solar 4 are subject to a Williamson Act Land Use contract.

Although Raceway Solar 4 is zoned for agricultural use, available Kern Department of Agriculture's GIS farming records indicate there has been no agricultural crop production on the parcel in the past 10 years. The entire project site is located within Agriculture Preserve No. 24, as is the standard practice in Kern County for any land that is zoned A (Exclusive Agriculture).

The proposed project is located within unincorporated Kern County and within the jurisdiction of the Willow Springs Specific Plan. The existing designations are listed in **Table 3, Proposed Project Site and Surrounding Land Uses**, below, and depicted in **Figure 2, Existing Willow Springs Specific Plan Designations**. The entire project is also subject to the provisions of the Kern County Zoning Ordinance and is zoned as specified in **Table 3**, below, and depicted in **Figure 3, Existing Kern County Zoning Classifications**. **Figure 6, Proposed Amendment to Willow Springs Specific Plan Circulation Element** (to Eliminate Future Road Reservations) shows the road along the section and mid-section lines proposed to be eliminated from the Willow Springs Specific Plan Circulation Element.

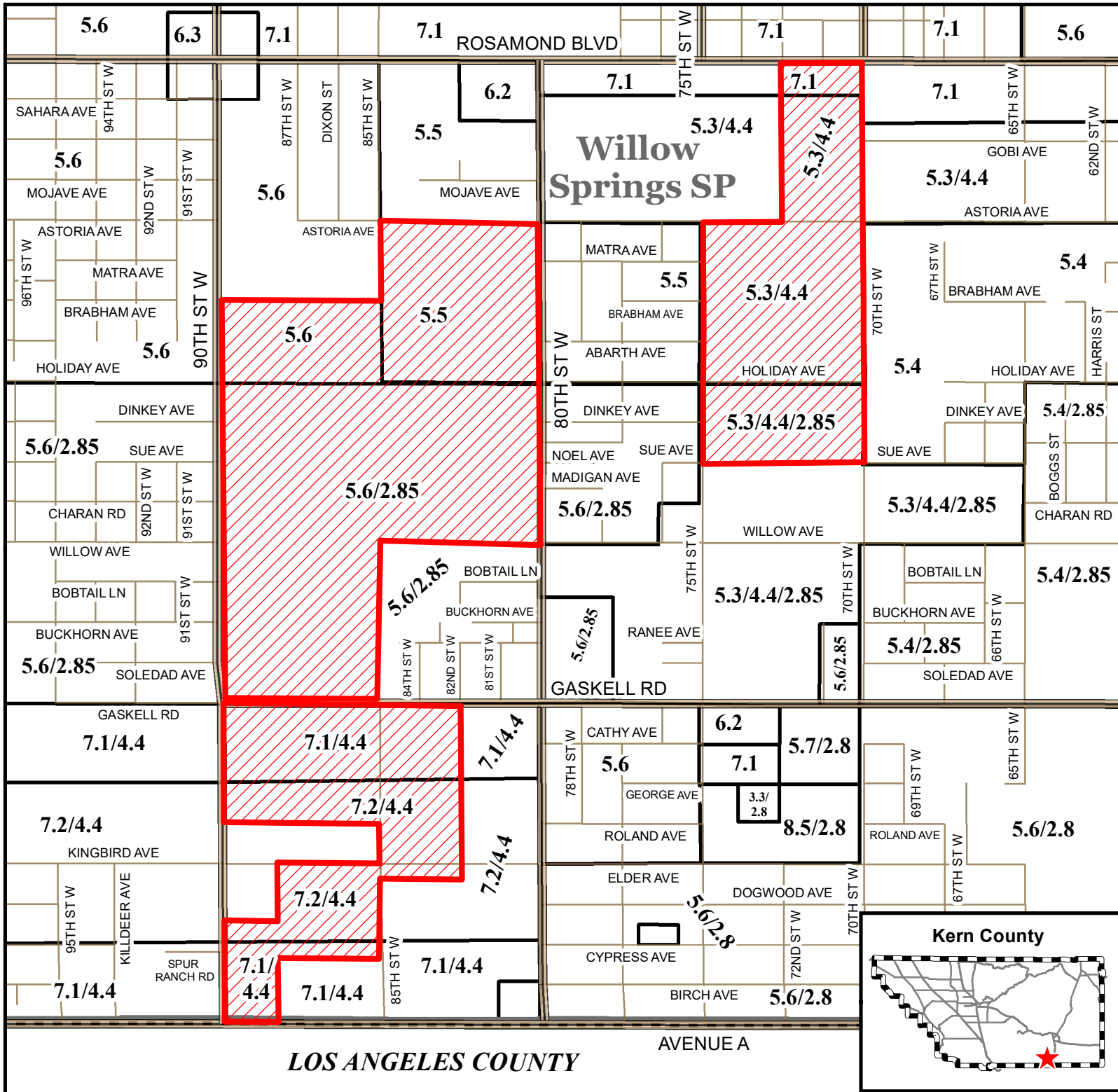
<b>Table 3. Proposed Project Sites and Surrounding Land Uses</b>			
	<b>Existing Land Use</b>	<b>Existing Willow Springs Map Code Designation</b>	<b>Existing Zoning Classification</b>
<b>Raceway 2.0 Solar 1</b>	Undeveloped, disturbed land	7.1/4.4; 7.2/4.4	E (2.5) RS MH FPS
<b>North</b>	Undeveloped, sparse residential dwellings, dirt roads	7.2	E (2.5)
<b>East</b>	Undeveloped, sparse residential dwellings, dirt roads	7.1; 7.2	E (2.5)
<b>South</b>	Undeveloped, agriculture	N/A (Los Angeles County)	N/A (Los Angeles County)
<b>West</b>	Undeveloped, sparse residential dwellings, dirt roads	7.1; 7.2	E (2.5)



<b>Raceway 2.0 Solar 2</b>	Undeveloped, disturbed land	7.1/4.4; 7.2/4.4	E (2.5) RS FPS and E (2.5) RS MH FPS
<b>North</b>	Undeveloped, sparse residential dwellings, dirt roads	5.5/2.85	E (2.5)
<b>East</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6	E (2.5)
<b>South</b>	Undeveloped, sparse residential dwellings, dirt roads	7.2	E (2.5)
<b>West</b>	Undeveloped, sparse residential dwellings, dirt roads	7.1; 7.2	E (2.5)
<b>Raceway 2.0 Solar 3</b>	Undeveloped, disturbed land	5.6; 5.6/2.85; 7.1/4.4; 7.2/4.4	E (2.5) RS FPS
<b>North</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6	E (2.5)
<b>East</b>	Undeveloped, sparse residential dwellings, dirt roads	5.5; 5.6/2.85	E (2.5)
<b>South</b>	Undeveloped, agriculture	7.1	E (2.5)
<b>West</b>	Undeveloped, sparse residential dwellings, dirt roads	7.1; 7.2	E (2.5)
<b>Raceway 2.0 Solar 4</b>	Undeveloped, disturbed land	5.5; 5.6/2.85	A FPS
<b>North</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6	E (2.5)
<b>East</b>	Undeveloped, sparse residential dwellings, dirt roads	5.5; 5.6/2.85	E (2.5)
<b>South</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6/2.85	E (2.5)
<b>West</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6; 5.6/2.85	E (2.5)
<b>Raceway 2.0 Solar 5</b>	Undeveloped, disturbed land	5.3/4.4; 5.3/2.85/4.4	E (2.5) RS MH FPS and E (2.5) RS FPS
<b>North</b>	Undeveloped, sparse residential dwellings, dirt roads	5.3	E (2.5)
<b>East</b>	Undeveloped, sparse residential dwellings, dirt roads	5.3/2.85; 5.4	E (2.5)
<b>South</b>	Undeveloped, sparse residential dwellings, dirt 5.3/2.85 roads	5.3/2.85	E (2.5)
<b>West</b>	Undeveloped, sparse residential dwellings, dirt roads	5.5; 5.6/2.85	E (2.5)



<b>Raceway 2.0 Solar 6</b>	Undeveloped, disturbed land	5.3/4.4; 7.1	OS, E (2.5) RS FPS
<b>North</b>	Undeveloped, sparse residential dwellings, dirt roads	5.4/2.85	E (2.5)
<b>East</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6/2.8	E (2.5)
<b>South</b>	Undeveloped, sparse residential dwellings, dirt roads	N/A (Los Angeles County)	N/A
<b>West</b>	Undeveloped, sparse residential dwellings, dirt roads	5.6/2.8	E (2.5)



# Raceway 2.0 Solar Project

Figure 2  
Existing Willow  
Springs Specific Plan  
Map Designations

Project Boundary

Kern County Boundary

SPECIFIC PLANS

 WILLOW SPRINGS SP

SPECIFIC PLAN DESIGNATIONS

3.3 - OTHER FACILITIES

5.3/4.4 - MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)

5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)

5.5 - MAXIMUM 1 UNIT/NET ACRE (43,560 SQ. FT. SITE AREA/UNIT)

5.6 - MINIMUM 2.5 GROSS ACRES/UNIT

5.7 - MINIMUM 5 GROSS ACRES/UNIT

6.2 - GENERAL COMMERCIAL

6.3 - 6.3 HIGHWAY COMMERCIAL

7.1 - LIGHT INDUSTRIAL

7.1/4.4 - LIGHT INDUSTRIAL

7.2/4.4 - SERVICE INDUSTRIAL

8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)

HAZARD DESIGNATIONS

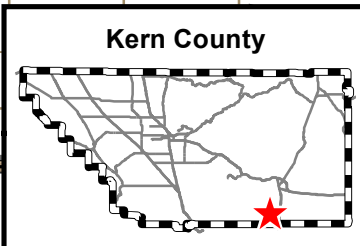
2.85 - Military Flight Operations (60db)

2.8 - Military Flight Operations (65db)

T9N/R13W - Sec. 20, 21, 28, 29, & 32

0 890 1,780 2,670 3,560 Feet



















Kern County Planning & Natural Resources Department



# Raceway 2.0 Solar Project

Figure 3

## Existing Zoning Map

-  Project Boundary
  -  Arterials
  -  Collectors
  -  Dirt Roads
  -  Kern County Boundary
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
  -  A-1 - Limited Agriculture
  -  C-1 - Neighborhood Commercial
  -  C-2 - General Commercial
  -  E(1) - Estate (1 acre)
  -  E(2 1/2) - Estate (2.5 acres)
  -  E(5) - Estate (5 acres)
  -  M-1 - Light Industrial
  -  OS - Open Space
  -  FPS - Floodplain Secondary Combining
  -  PD - Precise Development Combining
  -  RS - Residential Suburban Combining
  -  MH - Mobilehome Combining

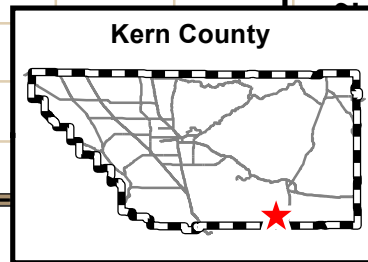
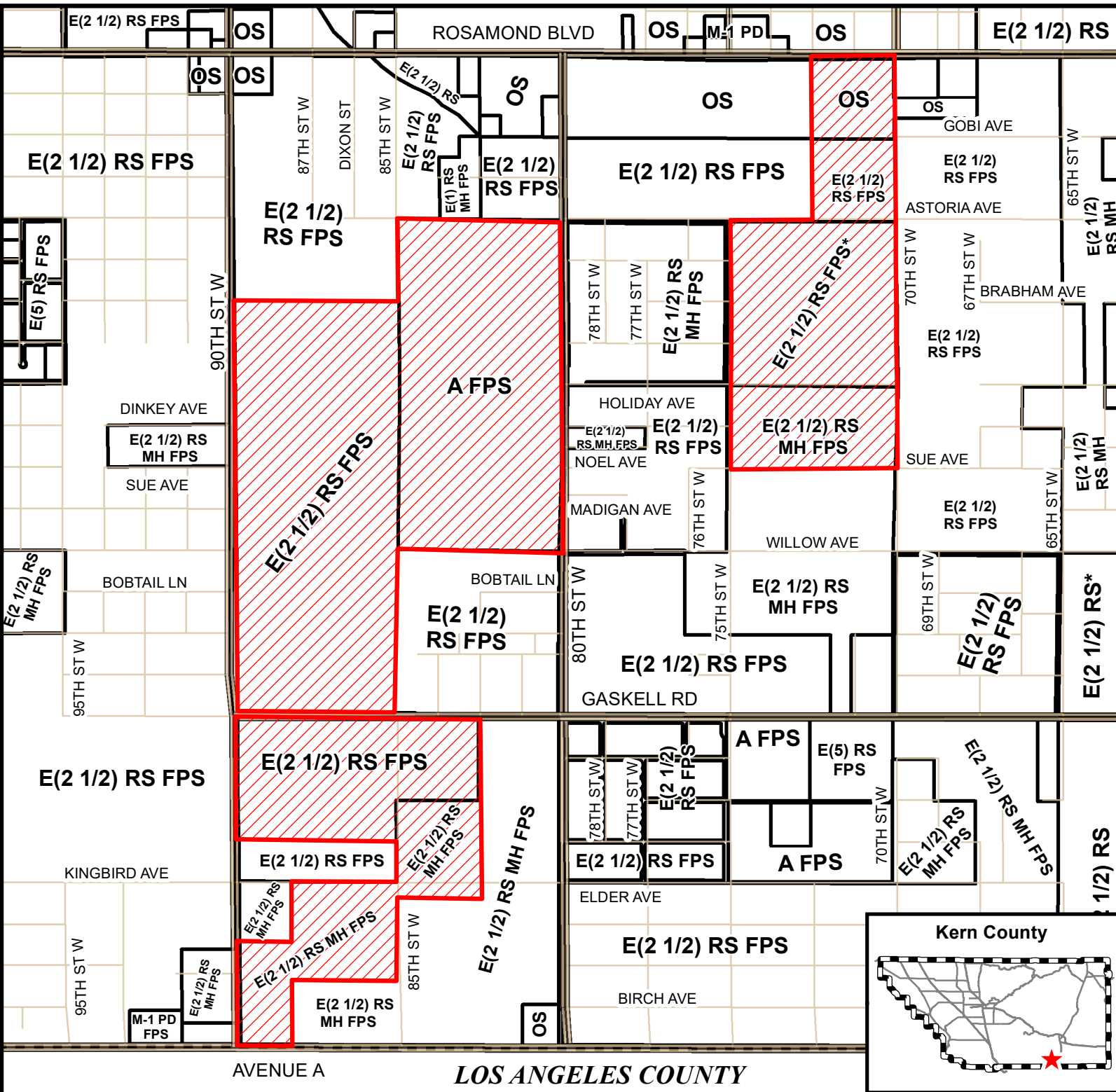
T9N/R13W - Sec. 20, 21, 28, 29, & 32

Created on: 6/9/2020

0 850 1,700 2,550 3,400 Feet



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## 1.3 Project Description

Raceway 2.0 Solar by sPower Development Company, LLC (project proponent) is a proposed PV solar facility and associated infrastructure necessary to generate 291-MW of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately-owned land in the eastern high desert region of unincorporated Kern County, as shown in **Figure 1, Project Site Vicinity**.

The proposed project consists of six separate sites. Implementation of the project as proposed would include:

### **Raceway 2.0 Solar, Site 1**

- (a) Amendment to the Willow Springs Specific Plan (SPA 33, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 89 acres and from existing map code designation 7.2/4.4 (Service Industrial, Comprehensive Plan Area) to 7.2 (Service Industrial) on approximately 6 acres;
- (b) Change in zone classification (ZCC 154, Map 231) from the existing zone district E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture) on approximately 92 acres for consistency with the underlying proposed Specific Plan Designations of 7.1 (Light Industrial) and 7.2 (Service Industrial);
- (c) Conditional Use Permit (CUP 116, Map 231) to allow for the construction and operation of up to a 15 MW solar electrical generating facility, as well as related ancillary structures, on 92 acres in an A zone district; and
- (d) Amendment to the Willow Springs Specific Plan circulation element (SPA 34, Map 231) to eliminate road reservations along section and mid-section lines in Section 32 of T.9N/R.13W, Zone Map 231 to allow for efficient placement of solar panels.

### **Raceway 2.0 Solar, Site 2**

- (a) Amendment to Willow Springs Specific Plan (SPA 35, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 42 acres and from map code designation 7.2/4.4 (Service Industrial, Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 48 acres;
- (b) Change in zone classification (ZCC 155, Map 231) from the existing zone district E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 40 acres and from E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) on approximately 50 acres to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) for consistency with the underlying proposed Specific Plan Designation of 7.1 (Light Industrial) and 7.2 (Service Industrial);
- (c) Conditional Use Permit (CUP 117, Map 231) to allow for the construction and operation





of up to a 20 MW solar electrical generating facility, as well as related ancillary structures, on 90 acres; and

(d) Amendment to the Willow Springs Specific Plan circulation element (SPA 36, Map 231) to eliminate road reservations along section and mid-section lines in Section 32 of T.9N/R.13W, Zone Map 231 to allow for efficient placement of solar panels.

### **Raceway 2.0 Solar, Site 3**

(a) Amendment to Willow Springs Specific Plan (SPA 37, Map 231) from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial) on approximately 75 acres and from existing map code designation 7.2/4.4 (Service Industrial, Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 38 acres;

(b) Change in zone classification (ZCC 156, Map 231) from the existing E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) on approximately 510 acres for consistency with the underlying proposed Specific Plan Designation of 7.1 (Light Industrial) and 7.2 (Service Industrial);

(c) Conditional Use Permits (CUP 118, Map 231) to allow for the construction and operation of up to a 106 MW solar electrical generating facility, as well as ancillary structures, on 510 acres; and

(d) Amendment to the Willow Springs Specific Plan circulation element (SPA 38, Map 231) to eliminate road reservations along section and mid-section lines in Section 20 and 29 of T.9N/R.13W, Zone Map 231 to allow for efficient placement of solar panels.

### **Raceway 2.0 Solar, Site 4**

(a) Conditional Use Permit (CUP 119, Map 231) to allow for the construction and operation of up to a combined 70 MW solar electrical generating facility, as well as ancillary structures, on approximately 156 acres;

(b) Conditional Use Permit (CUP 4 Map 231-20) to allow for the construction and operation of up to a combined 70 MW solar electrical generating facility, as well as ancillary structures on approximately 154 acres;

(c) Amendment to the Willow Springs Specific Plan circulation element (SPA 39, Map 231) to eliminate road reservations along section and mid-section lines in Section 20 and 29 of T.9N/R.13W, Zone Map 231 to allow for efficient placement of solar panels;

(d) Amendment to the Willow Springs Specific Plan circulation element (SPA 3, Map 231-20) to eliminate road reservations along section and mid-section lines in Section 20 and 29 of T.9N/R.13W, Zone Map 231-20 to allow for efficient placement of solar panels; and

(e) Cancellation of a Williamson Act Contract would be processed on APNs: 374-011-04 and 374-011-11 (formerly known as APNs: 257-020-11 and 257-020-04).



### **Raceway 2.0 Solar, Site 5**

- (a) Amendment of Willow Springs Specific Plan Amendment (SPA 5, Map 231-21) from map code designation 5.3/4.4 (Residential, 10 Dwelling Units Per Acre/Comprehensive Plan Area) to 5.3 (Residential, 10 Dwelling Units Per Acre) on approximately 160 acres; amendment of Willow Springs Specific Plan (SPA 5, Map 231-28) from map code designation 5.3/4.4/2.85 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area/Noise Management Area) to 5.3/2.85 (Residential, 10 Dwelling Units Per Acre/Noise Management Area) on approximately 80 acres;
- (b) Change in zone classification (ZCC 3, Map 231-21) from E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 160 acres for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre);
- (c) Change in zone classification (ZCC 3, Map 231-28) from E (2.5) RS MH FPS (Estate (2.5) Residential Suburban, Mobilehome Combining, Floodplain Secondary Combining) to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) on approximately 81 acres, for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre);
- (d) Conditional Use Permits (CUP 3, Map 231-21) to allow for the construction and operation of up to a combined 60 MW solar electrical generating facility, as well as related ancillary activities, on approximately 160 acres;
- (e) Conditional Use Permits (CUP 7, Map 231-28) to allow for the construction and operation of up to a combined 60 MW solar electrical generating facility, as well as related ancillary activities, on approximately 81 acres;
- (f) Amendment to the Willow Springs Specific Plan circulation element (SPA 6, Map 231-21) to eliminate road reservations along section and mid-section lines in Section 21 of T.9N/R.13W, Zone Map 231-21 to allow for efficient placement of solar panels.
- (g) Amendment to the Willow Springs Specific Plan circulation element (SPA 6, Map 231-28) to eliminate road reservations along section and mid-section lines in Section 21 of T.9N/R.13W, Zone Map 231-28 to allow for efficient placement of solar panels.

### **Raceway 2.0 Solar, Site 6**

- (a) Amendment of Willow Springs Specific Plan Amendment (SPA 7, Map 231-21) from map code designation 5.3/4.4 (Residential, 10 Dwelling Units per Acre, Comprehensive Plan Area) to 5.3 Residential, 10 Dwelling Units per Acre) on 64 acres;



- (b) Change in zone classification (ZCC 4, Map 231-21) from E (2.5) RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) on approximately 40 acres to A FPS (Exclusive Agriculture, Floodplain Secondary Combining) and from Open Space (OS) on approximately 40 acres to A FPS for consistency with the underlying proposed Specific Plan Designation of 5.3 (Residential, 10 Dwelling Units Per Acre) and 7.1 (Light Industrial);
- (c) Conditional Use Permit (CUP 4, Map 231-21) to allow for the construction and operation of up to a 20 MW solar electrical generating facility, as well as related ancillary structures, on 80 acres; and

### **Vacations of Public Access Easements**


As shown in **Table 1**, *Project Assessor Parcel Numbers and Acreage*, the proposed solar facility consists of a combined 24 parcels. The proposed project would be developed as six, independent facilities on approximately 1,330 acres. The proposed project changes are depicted in **Figure 4**, *Proposed Willow Springs Specific Plan Designations*, **Figure 5**, *Proposed Kern County Zone Classifications*, and **Figure 6**, *Proposed Amendment to Willow Springs Specific Plan Circulation Element*.


The project proponent is requesting vacations of public access easements on the project site to allow optimum placement of solar panels. Detailed vacation requests are listed in **Table 4**, *Vacations of Existing Public Access Easements*, below.

**Willow Springs SP**


**LOS ANGELES COUNTY**

**Kern County**


 **Project Boundary**


 **Kern County Boundary**


**SPECIFIC PLANS**


 **WILLOW SPRINGS SP**


**SPECIFIC PLAN DESIGNATIONS**


 **3.3 - OTHER FACILITIES**


 **5.3/4.4 - MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)**


 **5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)**


 **5.5 - MAXIMUM 1 UNIT/NET ACRE (43,560 SQ. FT. SITE AREA/UNIT)**


 **5.6 - MINIMUM 2.5 GROSS ACRES/UNIT**


 **5.7 - MINIMUM 5 GROSS ACRES/UNIT**


 **6.2 - GENERAL COMMERCIAL**

 **6.3 - 6.3 HIGHWAY COMMERCIAL**


 **7.1 - LIGHT INDUSTRIAL**


 **7.1/4.4 - LIGHT INDUSTRIAL**

 **7.2 - SERVICE INDUSTRIAL**

 **8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)**

**HAZARD DESIGNATIONS**

 **2.85 - Military Flight Operations (60db)**

 **2.8 - Military Flight Operations (65db)**

T9N/R13W - Sec. 20, 21, 28, 29, & 32





















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# Raceway 2.0 Solar Project

Figure 5

## Proposed Zoning Map Designations

-  Project Boundary
-  Arterials
-  Collectors
-  Dirt Roads
-  Kern County Boundary
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  C-1 - Neighborhood Commercial
-  C-2 - General Commercial
-  E(1) - Estate (1 acre)
-  E(2 1/2) - Estate (2.5 acres)
-  E(5) - Estate (5 acres)
-  M-1 - Light Industrial
-  OS - Open Space
-  FPS - Floodplain Secondary Combining
-  PD - Precise Development Combining
-  RS - Residential Suburban Combining
-  MH - Mobilehome Combining

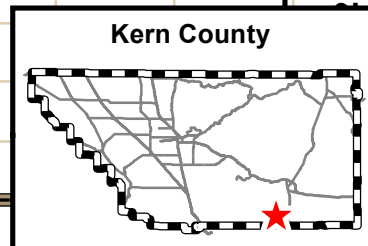
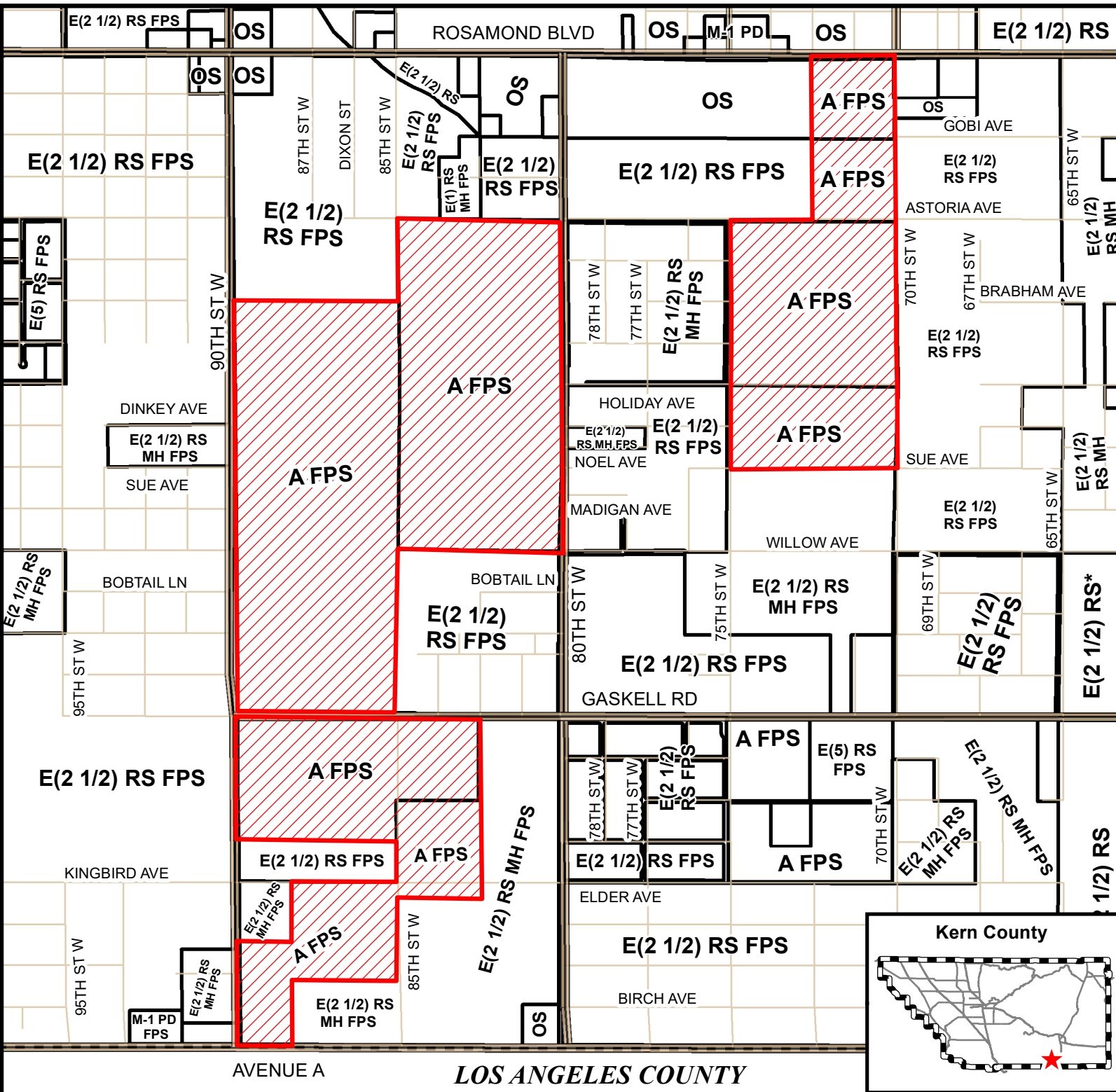
T9N/R13W - Sec. 20, 21, 28, 29, & 32

Created on: 6/9/2020

0 850 1,700 2,550 3,400 Feet










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Planning & Natural  
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# Raceway 2.0 Solar Project

Figure 6

**Proposed Amendment to  
to Willow Springs Specific  
Plan Circulation Element**

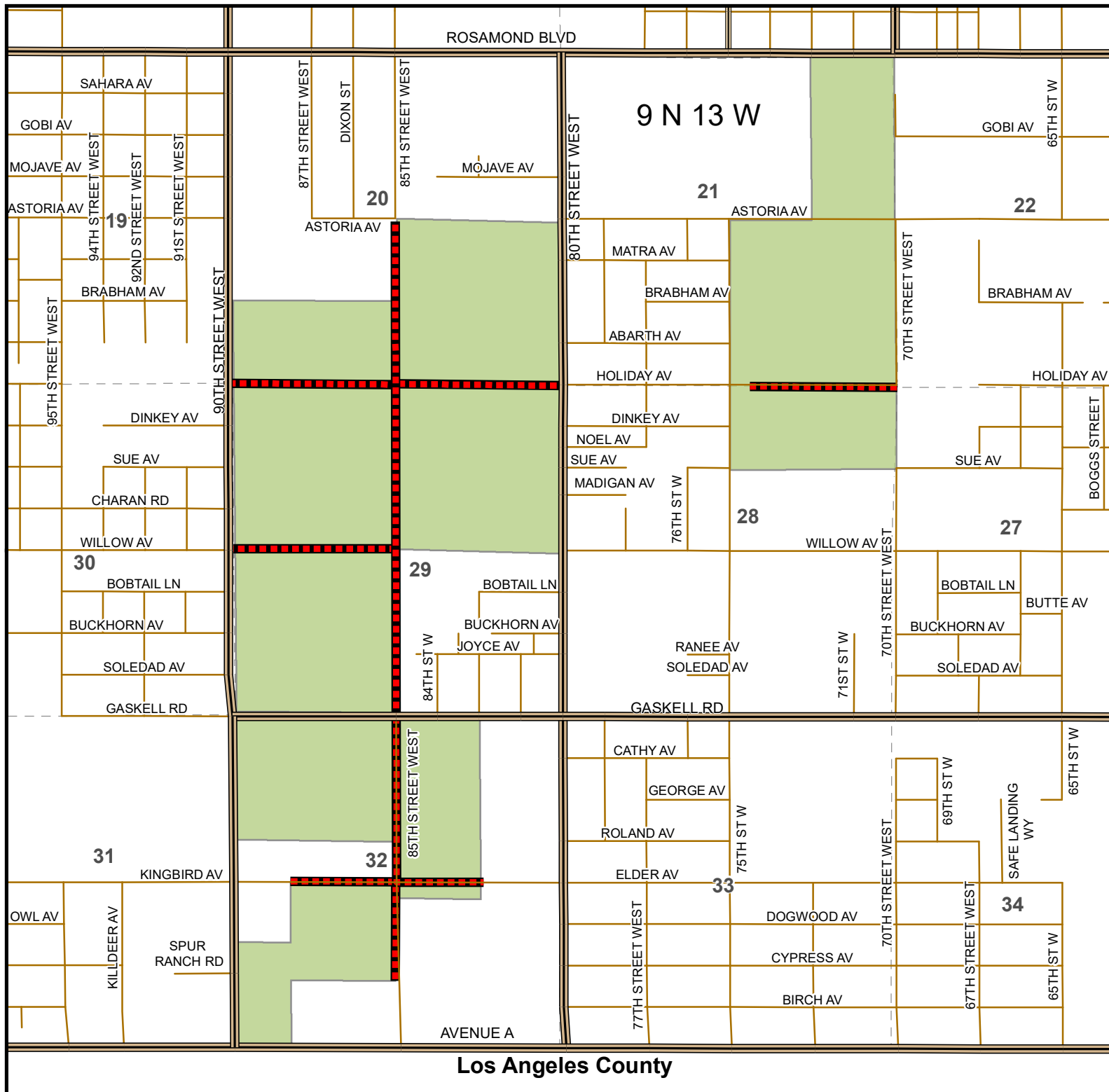
-  Project Boundary
-  Proposed removal of future dedicated roads
-  Arterials
-  Collectors
-  Dirt Roads
-  County Boundary
-  Sections

T9N/R13W - Sec. 20, 21, 28, 29, & 32

0 850 1,700 2,550 3,400 Feet



**Kern County  
Planning & Natural  
Resources Department**



**Los Angeles County**



**Table 4: Vacations of Existing Public Access Easements**

Parcel No.	Document	Description	NOTES
374-440-01 374-440-02 374-440-03 374-440-04	Book 5622 Page 1729	A resolution by the Board of Supervisors County of Kern, State of California, restoring rights of ingress and egress between Tract 3301 and Parcel Map 6645, which are contiguous along Seventy-Fifth Street West, West of Rosamond.	
374-440-01 374-440-04 374-440-05 374-440-08	Book 5533 Page 929	Irrevocable Offer of Dedication for public ingress/egress	Map 6645
374-440-01 374-440-02 374-440-03 374-440-04	Book 5548 Page 1364	Irrevocable Offer of Dedication for public ingress/egress; drainage	Map 6645
374-250-04	Book 19 Page 105	Map of Survey depicting irrevocable offers of dedication per PM 1772 in Book 8, Page 140 of PMs. Irrevocable offer is over AVEK owned parcel.	
374-440-05 374-440-08	Book 30 Page 26	Parcel Map 6645; irrevocable offers of dedication; 1' non-access strip on West side	
374-011-19 374-011-22	Book 5541 Page 1464	Irrevocable Offer of Dedication for public ingress/egress	Map 6683
374-011-19 374-011-22	Book 29 Page 110	PM 6683 depicting irrevocable offers of dedication.	
374-200-38 374-200-41	Book 5533 PAGE 925	Irrevocable Offer of Dedication for public ingress/egress	Map 6647; Requires Other Access be given
374-200-38 374-200-41	Book 29 Page 109	PM 6647 depicting irrevocable offers of dedication	
374-200-42 374-200-45	Book 5533 Page 933	Irrevocable Offer of Dedication for public ingress/egress	Map 6646
374-200-42 374-200-45	Book 29 Page 127	PM 6646 depicting irrevocable offers of dedication	
374-200-42 374-200-45	Book 5548 Page 1362	Irrevocable Offer of Dedication for public ingress/egress	Map 6646
374-210-08	Book 5231 Page 237	Irrevocable Offer of Dedication for public ingress/egress	Map 5412
374-210-08	Book 6055 Page 1667	Irrevocable Offer of Dedication for public ingress/egress	Map 8244
374-050-01	Book 475 Page 495	E 30' of Section 34	
374-200-29 374-200-30 374-200-54 374-200-57	Book 4639 Page 524	Offer to public in general; 30' road easement over E 30' of SW1/4 28,T9N,R13E	
	Book 4640 Page 405	Offer to public in general; S 30' of S1/2 NE1/4 SE1/4 SW1/4; N 30' of NE1/4 SE1/4 SE1/4 SW1/4	
	Book 4640 Page 406	Offer to public in general; N 30' of NE1/4 SE1/4 SE1/4 SW1/4; S 30' of S1/2 NE1/4 SE1/4 SW1/4	
	Book 4640 Page 407	Offer to public in general; S 30' of S1/2 NE1/4 SE1/4 SW1/4	
	Book 5124 Page 40	Public road and utility easements of record; S 30' of S1/2 NE1/4 SE1/4 SW1/4	same as 4640/405
	Book 5124 Page 48	Public road and utility easements of record; S 30' of S1/2 NE1/4 SE1/4 SW1/4	same as 4640/405



Book 5124 Page 59	Public road and utility easements of record; S 30' of S1/2 NE1/4 SE1/4 SW1/4	same as 4640/405
Book 6288 Page 904	Irrevocable Offer of Dedication for public ingress/egress	Requires other access be given
Book 39 Page 11	PM 8855 depicting irrevocable offers of dedication	

### **Generation Tie Line Options:**

The project's preferred and alternative generation tie (gen-tie) routes would interconnect to the existing SCE transmission system. The options of the proposed project are:

#### **Option 1A: Previously approved collector substation (Big Sky North Substation) – 100th Street West via Avenue A.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 100th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

#### **Option 1B: Previously approved collector substation (Big Sky North Substation) – 100th Street West via 90<sup>th</sup> Street to Avenue A-8 to 95<sup>th</sup> Street to Avenue B.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via 90<sup>th</sup> Street heading south to Avenue A-8, then west to 95<sup>th</sup> Street, then south to Avenue B, and west to 100th Street West. The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

#### **Option 2: Previously approved collector substation (Big Sky North Substation) – 110th Street.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 110th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the project Site. Electricity at the previously approved





collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

**Option 3: Previously approved collector substation (Big Sky North Substation) – 80th Street West.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 80th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the Project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

**Option 4: Los Angeles Department of Water and Power (LADWP) Proposed Substation.**

Under this option, the proposed project would interconnect at a planned LADWP substation in Kern County, located northwest of the project site, along Rosamond Boulevard near the intersection of Rosamond Boulevard and 110th Street West. An approximate 3-mile 34 kV and/or 230 kV gen-tie line originating at the DC collection system located at the northwest portion of the project site, would run north along 90th Street West, west along Rosamond Boulevard, and interconnect at the planned LADWP substation. This LADWP proposed substation is currently in the design phase and is scheduled to be built and constructed by 2019 or 2020.

## **1.4 Project Facilities and Operations**

The proposed project would consist of approximately 720,784 crystalline-silicon modules arranged in a grid-pattern over the project. The PV solar facility would consist of solar arrays mounted on either fixed tilt racking or single axis tracking structures (or a combination thereof) mounted to vertical posts. The proposed facility is intended to operate year-round, and would generate electricity during daylight hours when electricity demand is at its peak.

The power generated on the project site would be sold to California investor-owned utilities, municipalities, community choice aggregators, or other purchasers in the furtherance of the goals of the California Renewable Energy Portfolio Standard and other similar renewable programs in the State.

The combined project facilities would include the following components:

- Installation of up to a total combined 291-MW of solar PV modules made of crystalline-silicon material covered by glass, mounted on a galvanized metal fixed tilt racking or single axis tracking systems embedded into the ground;
- If fixed tilt technology is not used, solar tracking system consisting of drive motors, drive arms and hydraulic systems that allow for rotation of solar panels from east to west, tracking the sun's position over the course of the day;
- Underground and/or above ground medium voltage collections systems throughout the project



site;

- Medium voltage inverters and step-up transformers;
- Onsite solar substation(s) including circuit breakers, switches, remote terminal units, fiber optic line telecommunication equipment, and main step-up transformer(s);
- Onsite switchyard(s);
- Onsite access roads;
- Perimeter security fencing 6- to 8-feet high with barbed wire;
- Concrete pads sized and installed to accommodate the associated equipment (inverters, switchgear, transformers, etc.);
- Meteorological data collection systems and supervisory control and data acquisition (SCADA); and
- Several battery energy storage facilities located at each inverter and associated appurtenances or one centralized battery energy storage facility.

## **Project Facilities**

### **Solar PV Panels**

The approximate 291 MW proposed project would utilize PV technology on tracker mounting supports. The proposed project would then have the option to transfer electricity directly into the grid or into energy storage system for distribution to the grid during peak energy hours. The major elements of the proposed project are described as follows.

Up to an estimated 720,784 individual crystalline-silicon panels would be installed onsite. The number of panels present on the six different sites under this scenario is detailed below:

- Raceway Solar 2.0 1: 48,336 panels;
- Raceway Solar 2.0 2: 46,056 panels;
- Raceway Solar 2.0 3: 285,209 panels
- Raceway Solar 2.0 4: 177,973 panels
- Raceway Solar 2.0 5: 123,462 panels
- Raceway Solar 2.0 6: 39,748 panels

The layout of the single-axis tracker solar panels would be aligned in rows in the north-south direction (or in an east-west direction if a fixed tilt racking system were used instead). The maximum height of the single-axis tracker solar panels would be up to 12-feet above grade, at the beginning and end of each day. A fixed tilt racking system would be less than 12-feet high. Each solar panel would be attached to embedded piers using a support structure. Module layout and spacing is typically optimized to balance energy production versus peak capacity, and depends on the sun angles and shading due to the surrounding horizon of the site. Individual arrays of modules would be combined to generate the total plant capacity.

### **Solar Trackers**

The PV module rows would be oriented north-to-south if single-axis trackers are used. A solar tracking mechanism is used to maximize the solar energy conversion efficiency by keeping the modules perpendicular to the sun's energy rays throughout the day. This completed assembly of PV modules



mounted on a framework structure is called a “tracker” because it tracks the sun from east to west. If used, single-axis trackers would increase the efficiency of energy production from the arrays relative to a fixed system. The exact tracker manufacturer and model would be determined in the final design. All trackers are intended to function identically in terms of following the motion of the sun.

Module layout and spacing is optimized to balance energy production versus peak capacity and would depend on the sun angles and shading caused by the horizon surrounding the proposed project. The spacing between the rows of trackers is dependent onsite-specific features and would be identified in the final design. The final configuration would allow for sufficient clearance for maintenance vehicles and panel access.

### **Fixed Tilt Racking System**

The solar panels would be in a fixed tilt position that allows for the most sunlight specific to the geography of the project, if the fixed tilt racking system is used.

### **Electrical Collector System and Inverters**

The AC-DC electrical collection system includes all cables and combiners that collect electricity from the panels, delivers it to the inverters, collects it from the inverters, and ultimately delivers it to the proposed project switching station(s). The collection system would likely be installed along internal access roads to collect power from the rows of modules and deliver it to the switching station. This collection system would likely be installed in subsurface trenches, though in some areas of the site, part or all the collection system may be housed in above-grade raceways mounted on supports approximately 24 to 36 inches above ground level. The collection system would be rated at between 1,000 to 2,000 volts DC until it reached the inverters and an intermediate voltage system between the inverters and the proposed project switching station.

The proposed project would use an unmanned field control system. The controls generally include a field supervisory controller in a central location and local microprocessor controllers connected to each tracker, if trackers are to be used. The field control system monitors solar insulation, wind velocity, and tracker performance and status, and communicates with all the local microprocessor controllers. When the appropriate conditions exist, the field supervisory controller initiates the trackers’ daily tracking of the sun, and at the end of the day stows the trackers in the solar array.

The DC electricity produced by the solar panels is converted to three-phase alternating current by a series of inverters. Alternating current is the type of electricity usable by the electric utility and is the form required to connect to the transmission system. The inverter pad equipment includes a transformer that steps up the electricity in its new form to an output voltage of 34 kV or 230 kV. This electricity is then transmitted via the medium voltage collection system to the switching station.

### **Energy Storage System**

The proposed project would have either several Energy Storage Systems (ESS) at each site’s inverters or ESS at a centralized location onsite. The ESS would be able to provide approximately 291 MWh of energy storage. Each ESS would occupy approximately 1 to 2 acres within the project boundaries and consist of batteries, inverters, switches, cooling equipment, and other appurtenant equipment placed in multiple prefabricated enclosures or containers near the onsite substation. The ESS would either be installed contemporaneously or after the installation of the PV facilities. The final locations are dependent on final design and may require construction of vaults or other supporting foundations.



The overall site plan can be found in **Figure 7**, and plans of the six Raceway 2.0 Solar sites are detailed below in **Figures 8** through **13**.

### **Generation-Tie Line and Solar Generating Facility (SGF) Interconnection Plan**

The power generated by the proposed project would be interconnected to an existing transmission network. See Section 1.2 for a description of the gen-tie line options.

It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

### **Data Collection System**

The proposed project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system would be installed throughout the solar fields leading to a centrally located (or series of appropriately located) SCADA system cabinets. The telecommunications connections to the SCADA system cabinets are either wireless or hard wired.

The system would also include a meteorological (met) data collection system at each site. The met stations would have the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger to compile the data for transmission to the Data Collection Center.

### **Site Access and Security**

During project construction and operations, the primary access to each site would use the following streets:

- Raceway Solar 2.0 1: Avenue A
- Raceway Solar 2.0 2: Gaskell Road
- Raceway Solar 2.0 3: 90th Street West
- Raceway Solar 2.0 4: Willow Avenue and/or 80th Street West
- Raceway Solar 2.0 5: 70th Street West
- Raceway Solar 2.0 6: Rosamond Boulevard

The necessary road improvements would be completed per County code and regulations. Typical site access would be approximately 20-foot wide, accommodating County approved turning radii in both directions. The rows of solar panels would be separated by access ways. Internal site circulation would include approximately 20-foot-wide access roads consisting of crushed stone and approximately 15- to 20-foot-wide Operations and Maintenance (O&M) roads among the solar arrays consisting of compacted native soil.

Chain-link security fencing would be installed around the site perimeter, switchyard(s), substation(s), and other areas requiring controlled access to restrict public access during construction and operations. The security fence would be 6- to 8-feet tall, with two strings of barbed wire along the top. The fence posts would be set in concrete. Additional security may be provided using closed circuit video surveillance cameras and intrusion systems. Signs would be installed to achieve appropriate safety and security as expected in a solar power facility.

The map displays a grid of streets in Astoria, Oregon. The streets are labeled with names and numbers. The streets shown are:

- North-South Streets (from West to East):** 95th Street West, 94th Street West, 92nd Street West, 91st Street West, 90th Street West, 87th Street West, 85th Street West, 84th Street West, 80th Street West, 77th Street West, 75th Street West, 71st Street West, 70th Street West, 67th Street West, 65th Street West, 66th Street West, 65th Street West, 65th Street West.
- East-West Streets (from North to South):** Rosamond Blvd, Sahara Av, Gobi Av, Mojave Av, Astoria Av, Brabham Av, Dinkey Av, Sue Av, Charan Rd, Willow Av, Bobtail Ln, Buckhorn Av, Soledad Av, Gaskell Rd, Cathy Av, George Av, Roland Av, Elder Av, Dogwood Av, Cypress Av, Birch Av, Avenue A, Yolanda Av, Killdeer Av, Spur Ranch Rd.

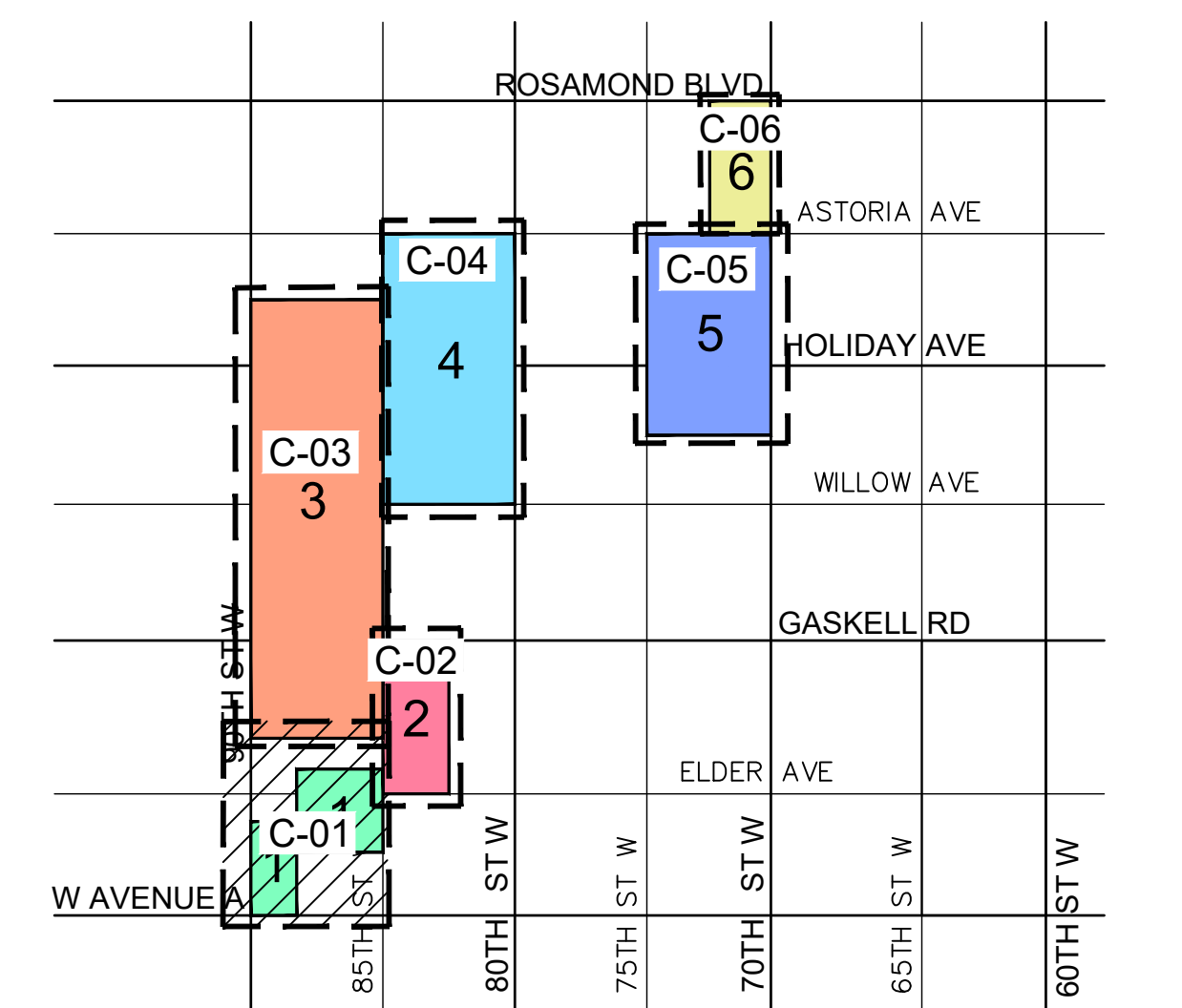
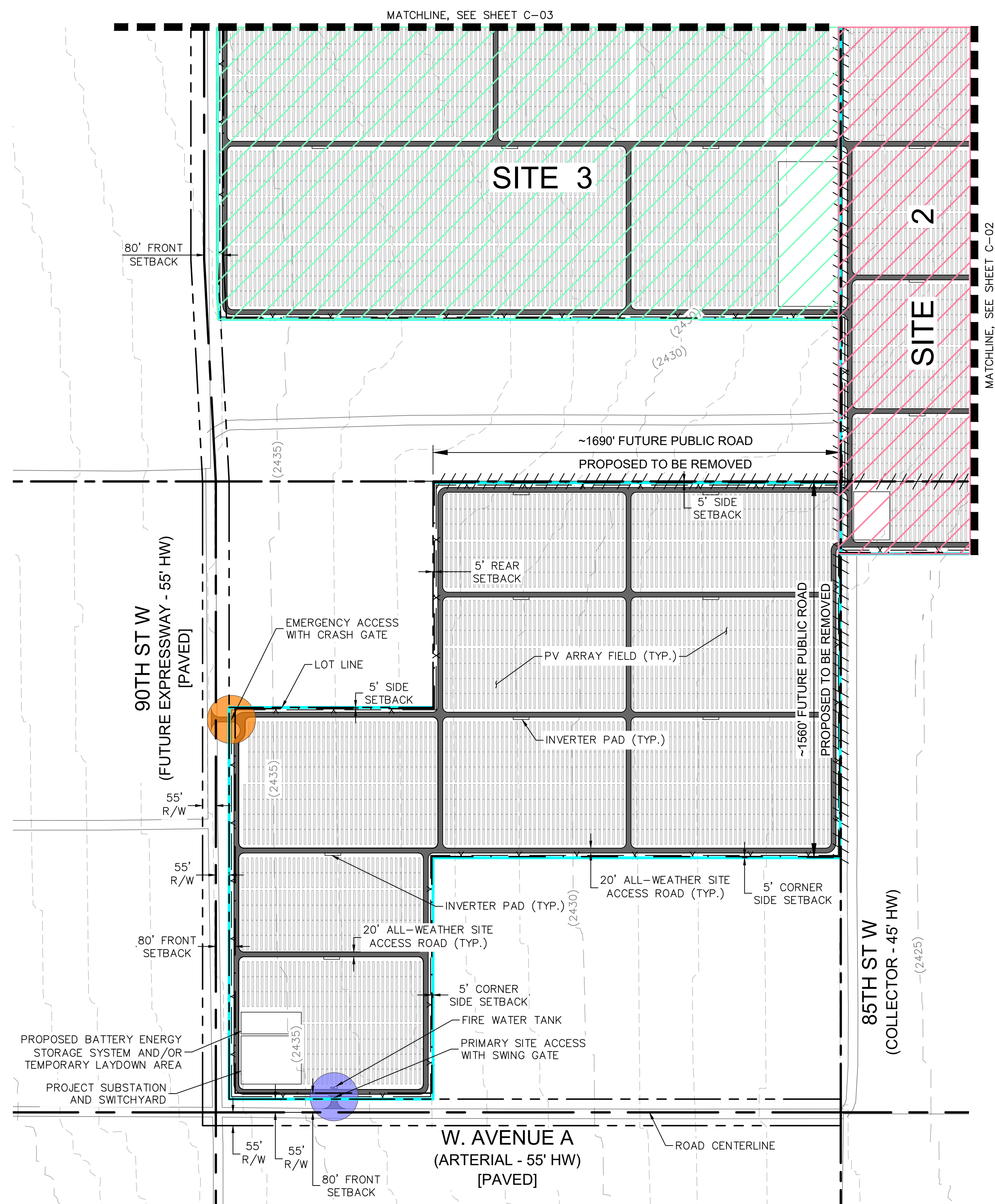
Six sites are highlighted on the map:

- Site 1:** A purple rectangular area located south of Avenue A, between 85th Street West and 80th Street West, and between 84th Street West and 85th Street West.
- Site 2:** An orange rectangular area located south of Avenue A, between 80th Street West and 77th Street West, and between 84th Street West and 85th Street West.
- Site 3:** A green rectangular area located south of Avenue A, between 85th Street West and 80th Street West, and between 84th Street West and 85th Street West.
- Site 4:** A blue rectangular area located north of Avenue A, between 85th Street West and 80th Street West, and between 84th Street West and 85th Street West.
- Site 5:** A light blue rectangular area located north of Avenue A, between 77th Street West and 75th Street West, and between 71st Street West and 70th Street West.
- Site 6:** A pink rectangular area located north of Avenue A, between 77th Street West and 75th Street West, and between 71st Street West and 70th Street West.

## Overall Project Map

- 

# Los Angeles County



VICINITY MAP  
SITES NUMBERED  
N.T.S.

## LEGEND















	SITE BOUNDARY
	FUTURE ROAD RIGHT-OF-WAY (R/W)
	LOT LINE
	FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (CL) (SECTION LINES)
	FUTURE COLLECTOR R/W CENTERLINE (CL) (SUB-SECTION LINES)
	ZONING SETBACK FOR ARRAY FIELD
	6' CHAIN LINK SITE PERIMETER SECURITY FENCE W/ 3-STRAND BARBED WIRE TOP
	SLATTED CHAIN LINK FENCE
	FUTURE ROAD CENTERLINE PROPOSED TO BE REMOVED
	EXISTING GRADE CONTOUR LINE
	ALL-WEATHER SITE ACCESS ROAD
	FIRE WATER TANK
	PRIMARY SITE ACCESS WITH SWING GATE
	EMERGENCY ACCESS WITH CRASH GATE

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)	
-------------------------------------	--

FUTURE ROAD CLASSIFICATION	FULL-WIDTH (FW) R/W	HALF-WIDTH (HW) R/W
EXPRESSWAY	110'	55'
MAJOR (ARTERIAL) HIGHWAY	110'	55'
SECONDARY (COLLECTOR) HIGHWAY	90'	45'

PER KERN COUNTY GENERAL PLAN (9/2/2009)  
AND WILLOW SPRINGS SPECIFIC PLAN (4/1/2008)

TABLE 2 - ZONING SETBACKS

BASED ON E 2.5 ZONE SETBACKS MEASURED FROM CENTERLINE OF ROAD R/W OR ADJACENT LOT LINE WHERE NO ROAD OCCURS		
TYPE	SUBTYPE	WIDTH
FRONT	LOCAL STREET – NOT SHOWN	55'
	SECONDARY (COLLECTOR) HIGHWAY	70'
	MAJOR (ARTERIAL) HIGHWAY	80'
SIDE	INTERIOR	5'
	CORNER LOT	10'
REAR	TYPICAL	5'

PER KERN COUNTY ZONING ORDINANCE – TITLE 19

NOTES:

1. SITE LAYOUT SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. ROADS NOTED HEREON REPRESENT ASSUMED FUTURE BUILD-OUT CONDITION AND ARE CURRENTLY NONEXISTENT OR UNPAVED UNLESS OTHERWISE NOTED.

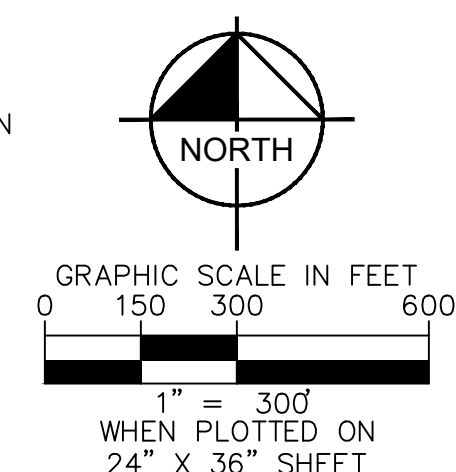


Figure 8

No.	REVISIONS	DATE	BY

NOT ISSUED FOR  
CONSTRUCTION



# RACEWAY 2.0

## SOLAR

SINGLE-AXIS TRACKER  
PHOTOVOLTAIC ARRAYS  
~1,311 GROSS ACRES  
290 MW

# ENLARGED SITE PLAN - SITE 1

SOLAR PHOTOVOLTAIC GENERATION FACILITY  
N/O W AVENUE A, S/O ROSAMOND BLVD,  
W/O 60TH ST W, E/O 90TH ST W  
ROSAMOND, KERN COUNTY, CA

APNs

PRESENT ZONING: E 2.5 & AGRICULTURE  
PROPOSED ZONING: E 2.5

**CUP** \_\_\_\_\_

DRAWN BY: AJP

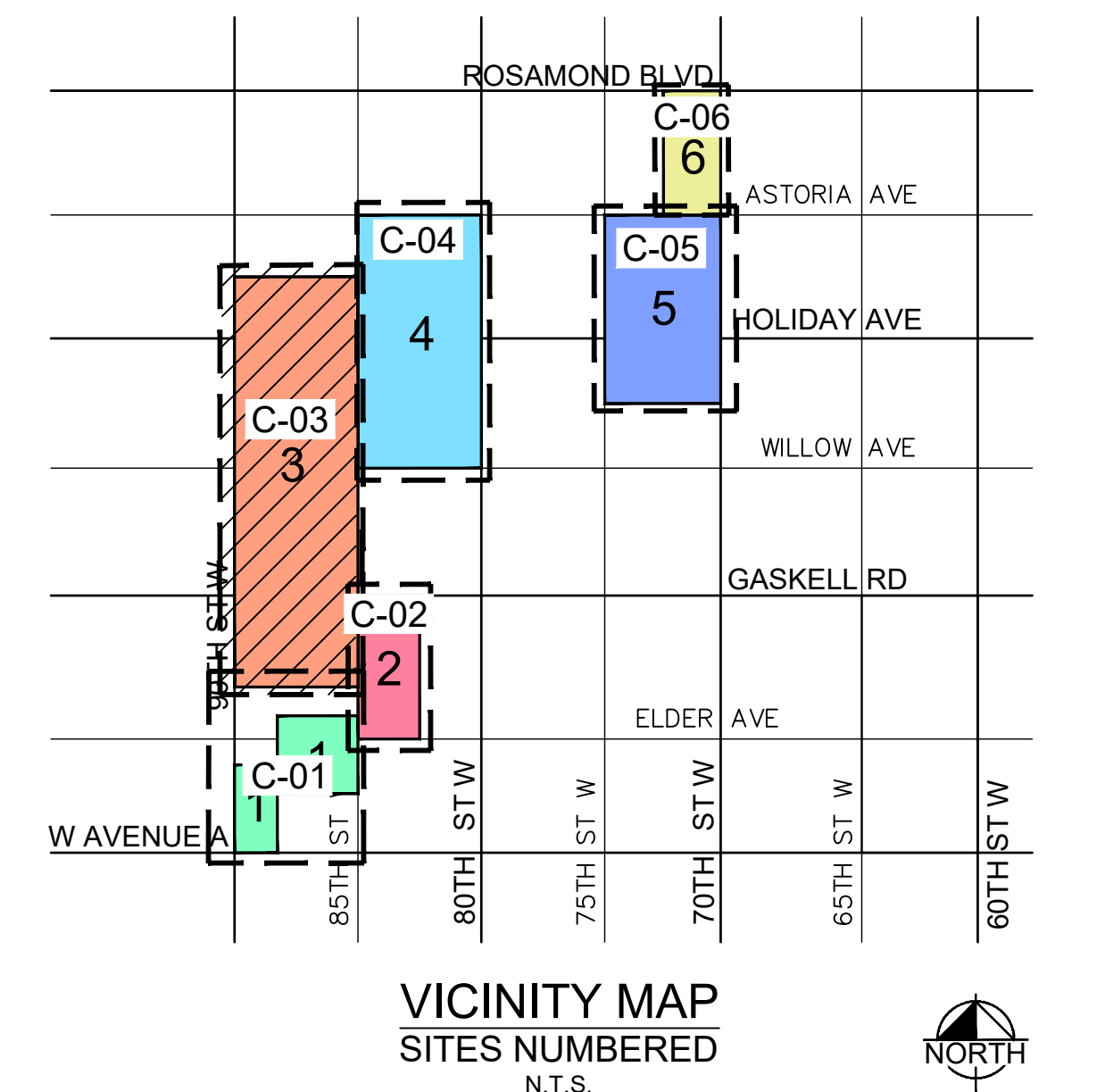
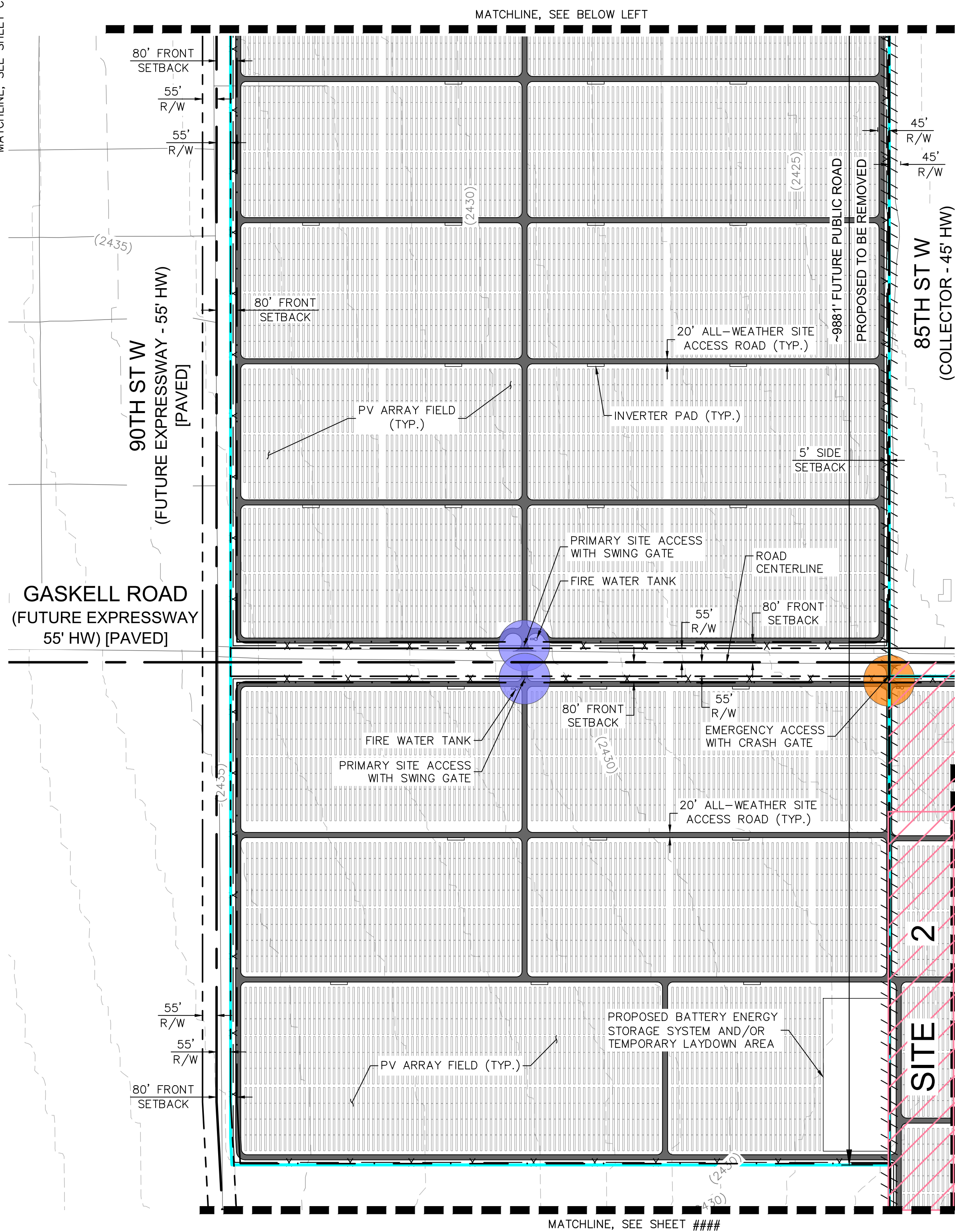
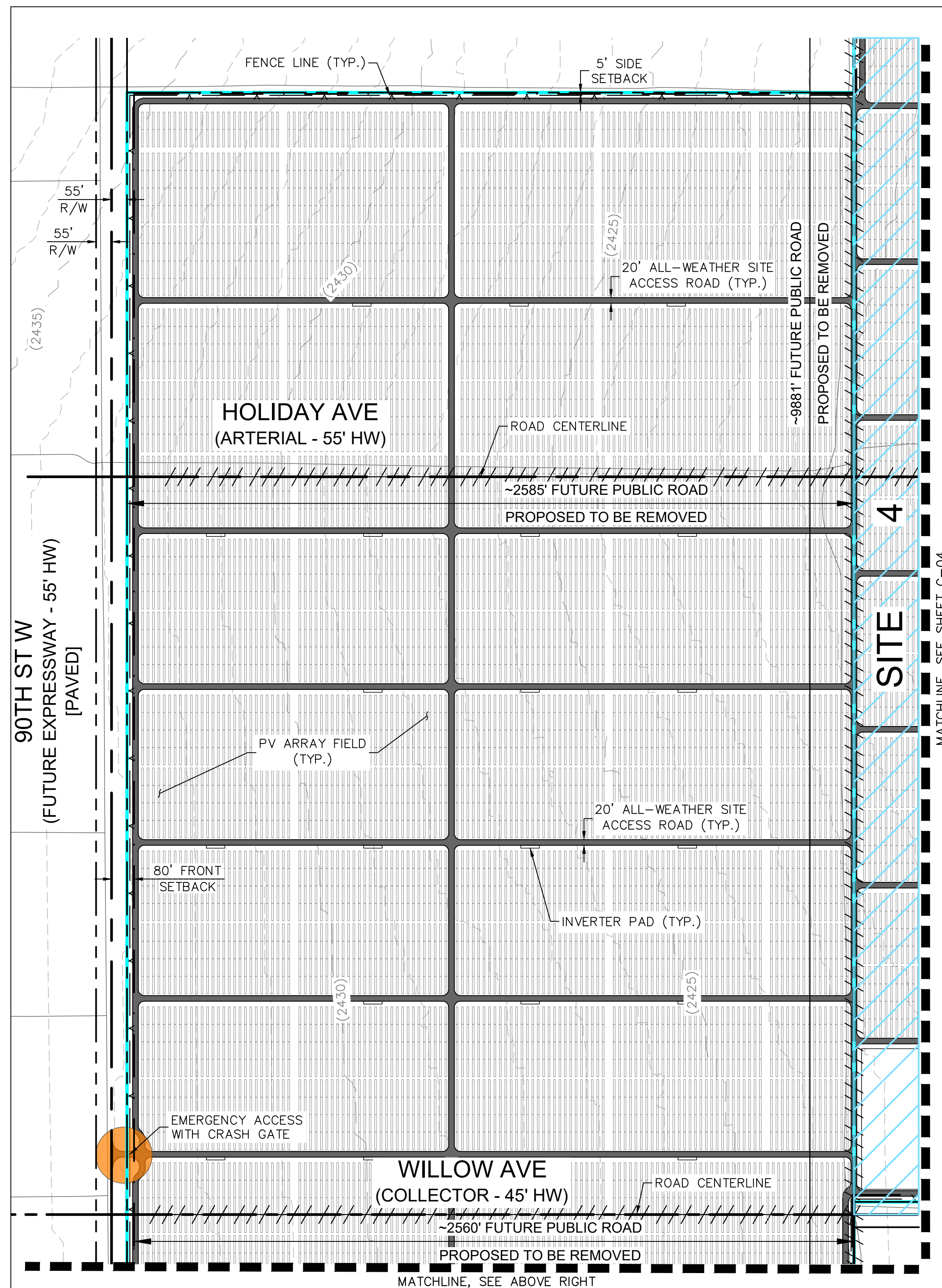
DATE: 9/23/2019

**C-01**









### LEGEND













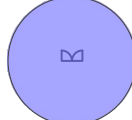


- |   |  |
|---|--|
|    | SITE BOUNDARY  |
|    | FUTURE ROAD RIGHT-OF-WAY (R/W)   |
|    | LOT LINE   |
|    | FUTURE ARTERIAL OR EXPRESSWAY<br>R/W CENTERLINE (CL) (SECTION LINES)                           |
|    | FUTURE COLLECTOR R/W CENTERLINE (CL)<br>(SUB-SECTION LINES)                                    |
|    | ZONING SETBACK FOR ARRAY FIELD   |
|    | 6' CHAIN LINK SITE PERIMETER SECURITY<br>FENCE W/ 3-STRAND BARBED WIRE TOP                     |
|    | SLATTED CHAIN LINK FENCE   |
|    | FUTURE ROAD CENTERLINE PROPOSED TO<br>BE REMOVED   |
|    | EXISTING GRADE CONTOUR LINE  |
|  | ALL-WEATHER SITE ACCESS ROAD   |
|  | FIRE WATER TANK  |
|  | PRIMARY SITE ACCESS WITH SWING GATE  |
|  | EMERGENCY ACCESS WITH CRASH GATE   |
|  | ADJACENT SITE PER SEPARATE SHEET<br>(COLOR CORRESPONDS TO SITE AND<br>VARIES PER VICINITY MAP) |

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)	
-------------------------------------	--

FUTURE ROAD CLASSIFICATION	FULL-WIDTH (FW) R/W	HALF-WIDTH (HW) R/W
EXPRESSWAY	110'	55'
MAJOR (ARTERIAL) HIGHWAY	110'	55'
SECONDARY (COLLECTOR) HIGHWAY	90'	45'

PER KERN COUNTY GENERAL PLAN (9/2/2009)  
AND WILLOW SPRINGS SPECIFIC PLAN (4/1/2008)

TABLE 2 - ZONING SETBACKS

BASED ON E 2.5 ZONE  
SETBACKS MEASURED FROM CENTERLINE OF ROAD R/W OR  
ADJACENT LOT LINE WHERE NO ROAD OCCURS

TYPE	SUBTYPE	WIDTH
FRONT	LOCAL STREET - NOT SHOWN	55'
	SECONDARY (COLLECTOR) HIGHWAY	70'
	MAJOR (ARTERIAL) HIGHWAY	80'
SIDE	INTERIOR	5'
	CORNER LOT	10'
REAR	TYPICAL	5'

PER KERN COUNTY ZONING ORDINANCE – TITLE 19

NOTES:

1. SITE LAYOUT SHOWN IS SCHEMATIC AND  
SUBJECT TO CHANGE DURING FINAL DESIGN
2. ROADS NOTED HEREON REPRESENT  
ASSUMED FUTURE BUILD-OUT CONDITION  
AND ARE CURRENTLY NONEXISTENT OR  
UNPAVED UNLESS OTHERWISE NOTED.

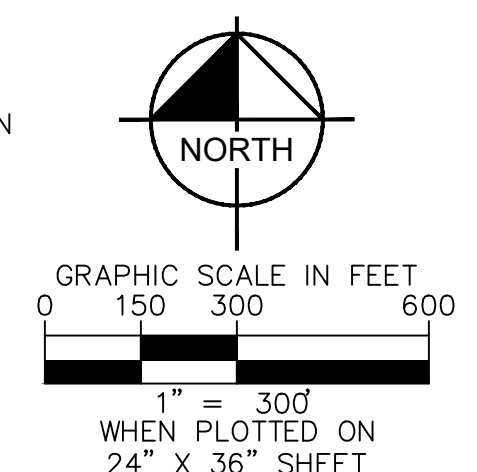
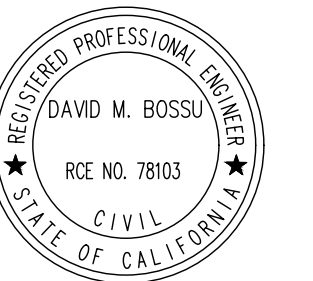


Figure 10

No.	REVISIONS	DATE	BY

NOT ISSUED FOR  
CONSTRUCTION



# RACEWAY 2.0 SOLAR

SINGLE-AXIS TRACKER  
PHOTOVOLTAIC ARRAYS  
~1,311 GROSS ACRES  
290 MW

## ENLARGED SITE PLAN - SITE 3

SOLAR PHOTOVOLTAIC GENERATION FACILITY  
N/O W AVENUE A, S/O ROSAMOND BLVD,  
W/O 60TH ST W, E/O 90TH ST W  
ROSAMOND, KERN COUNTY, CA

PNs

PRESENT ZONING: E 2.5 & AGRICULTURE  
PROPOSED ZONING: E 2.5

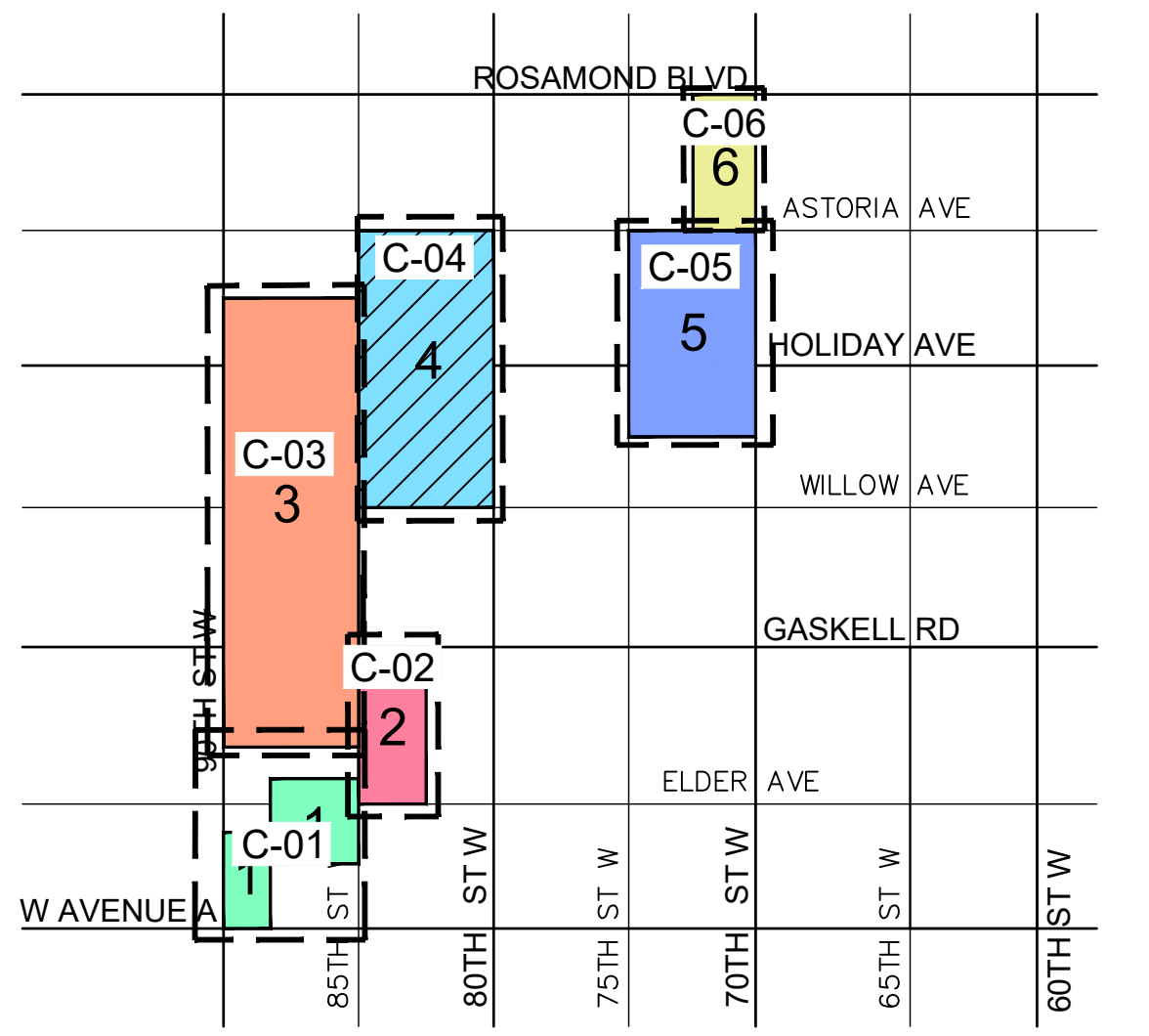
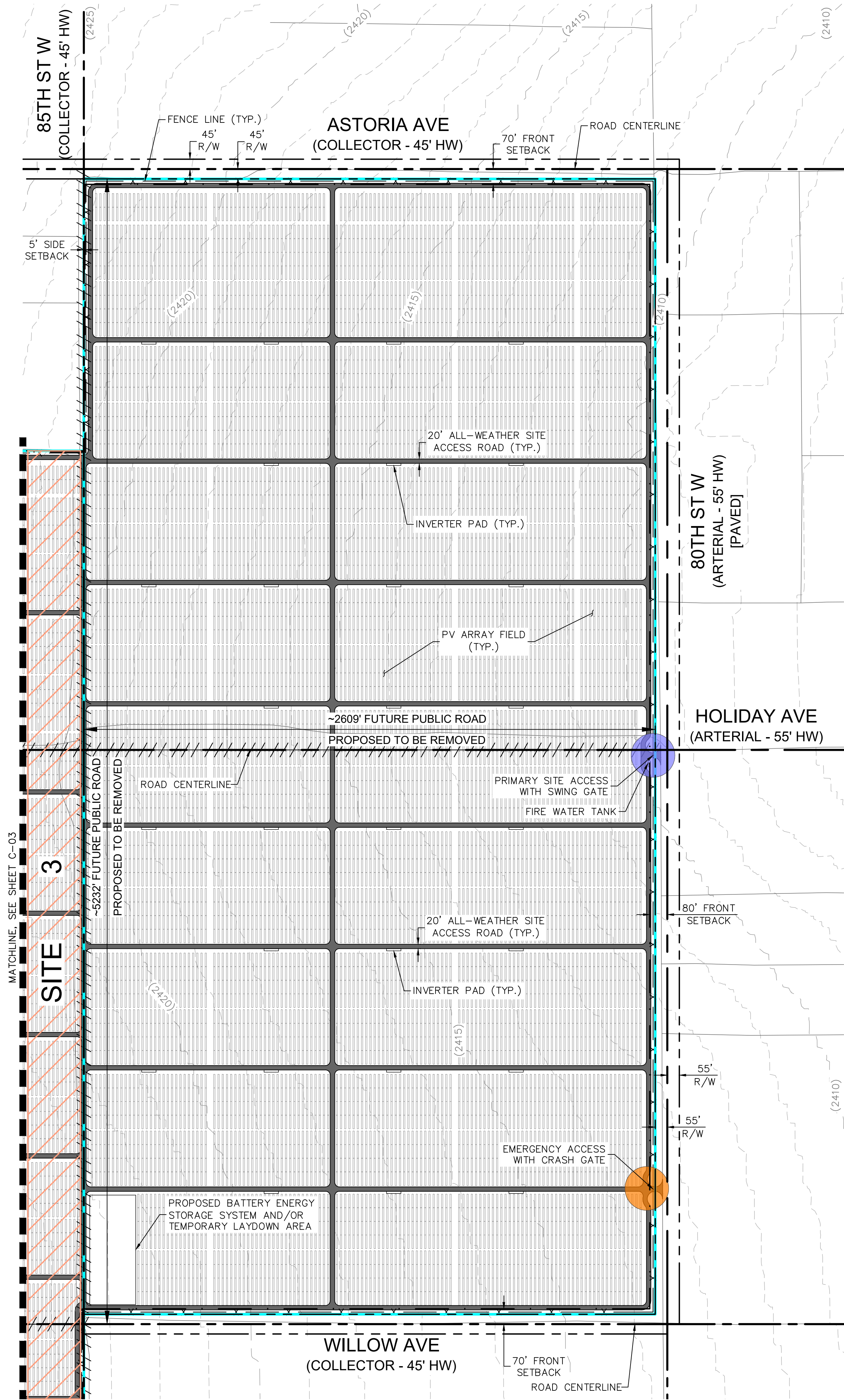
**CUP** \_\_\_\_\_

DRAWN BY: AJP

DATE: 9/23/2019

**C-03**





**VICINITY MAP**  
SITES NUMBERED  
N.T.S.

**LEGEND**

- SITE BOUNDARY
- FUTURE ROAD RIGHT-OF-WAY (R/W)
- LOT LINE
- FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (CL) (SECTION LINES)
- FUTURE COLLECTOR R/W CENTERLINE (CL) (SUB-SECTION LINES)
- ZONING SETBACK FOR ARRAY FIELD
- 6' CHAIN LINK SITE PERIMETER SECURITY FENCE W/ 3-STRAND BARBED WIRE TOP
- SLATTED CHAIN LINK FENCE
- FUTURE ROAD CENTERLINE PROPOSED TO BE REMOVED
- EXISTING GRADE CONTOUR LINE
- ALL-WEATHER SITE ACCESS ROAD
- FIRE WATER TANK
- PRIMARY SITE ACCESS WITH SWING GATE
- EMERGENCY ACCESS WITH CRASH GATE
- ADJACENT SITE PER SEPARATE SHEET (COLOR CORRESPONDS TO SITE AND VARIES PER VICINITY MAP)

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)		
FUTURE ROAD CLASSIFICATION	FULL-WIDTH (FW) R/W	HALF-WIDTH (HW) R/W
EXPRESSWAY	110'	55'
MAJOR (ARTERIAL) HIGHWAY	110'	55'
SECONDARY (COLLECTOR) HIGHWAY	90'	45'

PER KERN COUNTY GENERAL PLAN (9/2/2009)  
AND WILLOW SPRINGS SPECIFIC PLAN (4/1/2008)

TABLE 2 - ZONING SETBACKS		
BASED ON E 2.5 ZONE		
SETBACKS MEASURED FROM CENTERLINE OF ROAD R/W OR ADJACENT LOT LINE WHERE NO ROAD OCCURS		
TYPE	SUBTYPE	WIDTH
FRONT	LOCAL STREET -- NOT SHOWN	55'
	SECONDARY (COLLECTOR) HIGHWAY	70'
	MAJOR (ARTERIAL) HIGHWAY	80'
SIDE	INTERIOR	5'
	CORNER LOT	10'
REAR	TYPICAL	5'

PER KERN COUNTY ZONING ORDINANCE -- TITLE 19

**NOTES:**

- SITE LAYOUT SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE DURING FINAL DESIGN
- ROADS NOTED HEREON REPRESENT ASSUMED FUTURE BUILD-OUT CONDITION AND ARE CURRENTLY NONEXISTENT OR UNPAVED UNLESS OTHERWISE NOTED.

**GRAPHIC SCALE IN FEET**  
0 150 300 600  
1" = 300'  
WHEN PLOTTED ON 24" X 36" SHEET

**NORTH**

Figure 11

No.	REVISIONS	DATE	BY

**NOT ISSUED FOR CONSTRUCTION**

**RACEWAY 2.0 SOLAR**  
SINGLE-AXIS TRACKER PHOTOVOLTAIC ARRAYS  
~1,311 GROSS ACRES  
290 MW

**ENLARGED SITE PLAN - SITE 4**

SOLAR PHOTOVOLTAIC GENERATION FACILITY  
N/O W AVENUE A, S/O ROSAMOND BLVD,  
W/O 60TH ST W, E/O 90TH ST W  
ROSAMOND, KERN COUNTY, CA

APNs

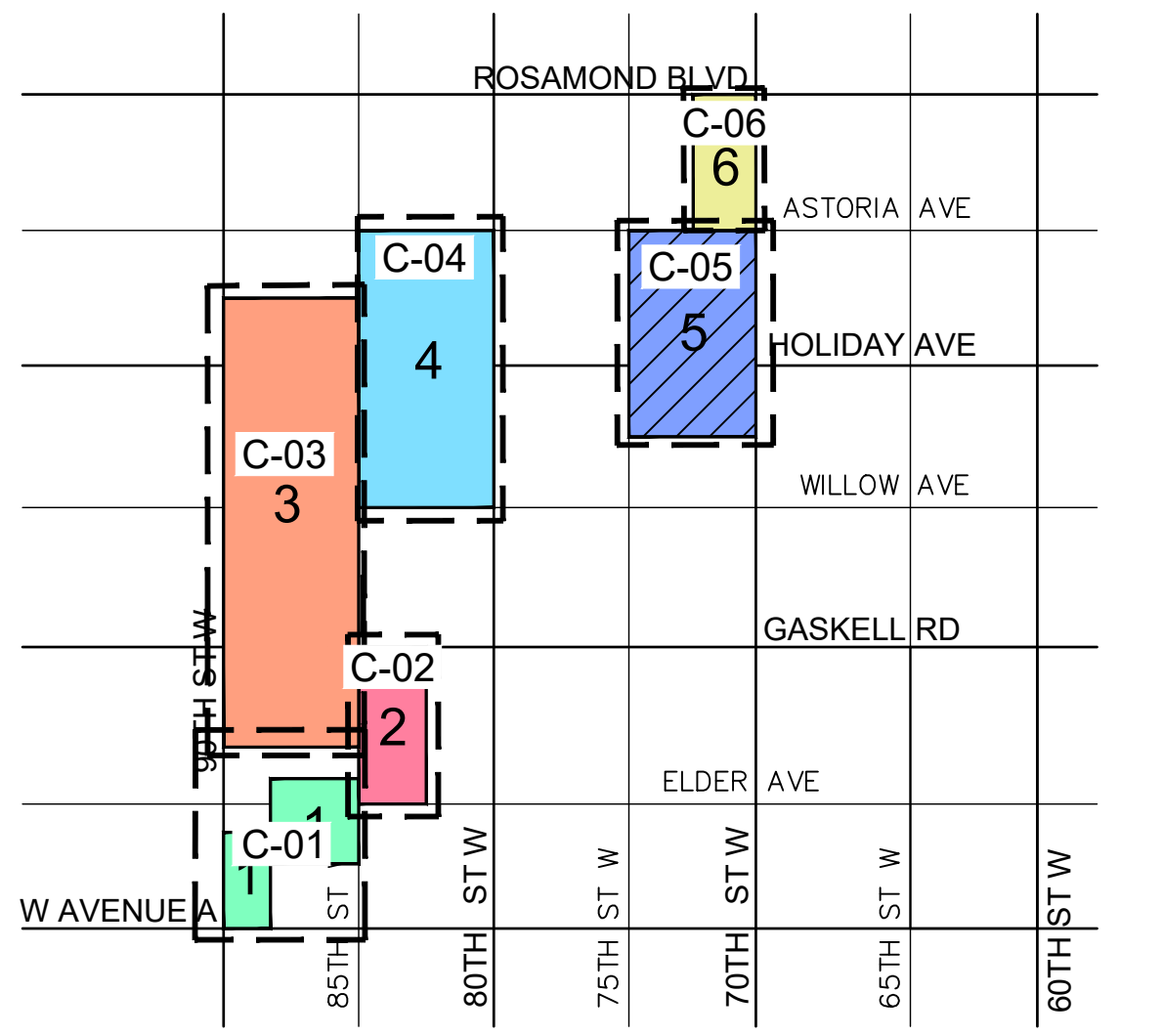
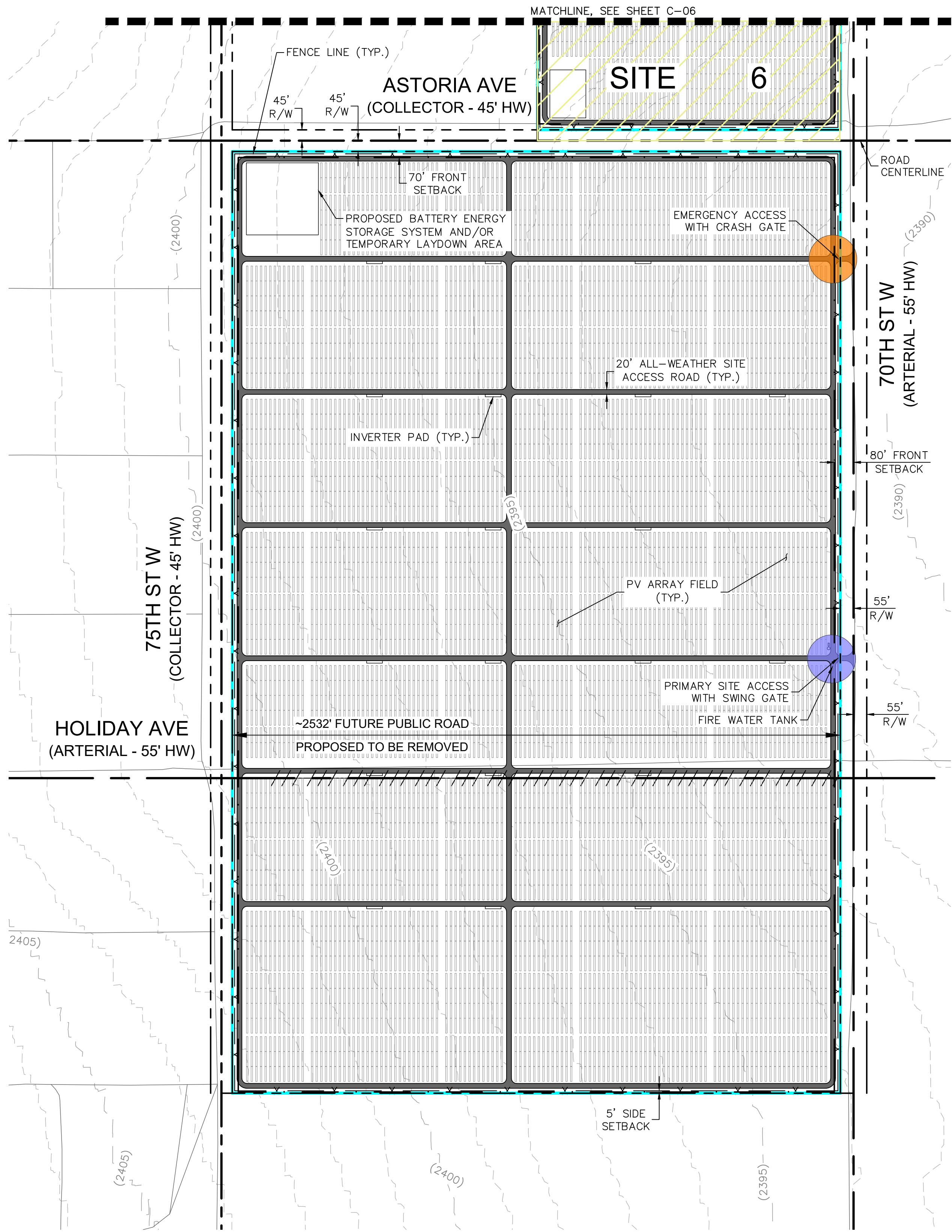
PRESENT ZONING: E 2.5 & AGRICULTURE  
PROPOSED ZONING: E 2.5

**CUP**

DRAWN BY: AJP  
CHECKED BY: WC  
DATE: 9/23/2019

**C-04**





VICINITY MAP  
SITES NUMBERED  
N.T.S.



LEGEND

- SITE BOUNDARY
- FUTURE ROAD RIGHT-OF-WAY (R/W)
- LOT LINE
- FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (CL) (SECTION LINES)
- FUTURE COLLECTOR R/W CENTERLINE (CL) (SUB-SECTION LINES)
- ZONING SETBACK FOR ARRAY FIELD
- 6' CHAIN LINK SITE PERIMETER SECURITY FENCE W/ 3-STRAND BARBED WIRE TOP
- SLATTED CHAIN LINK FENCE
- FUTURE ROAD CENTERLINE PROPOSED TO BE REMOVED
- EXISTING GRADE CONTOUR LINE
- ALL-WEATHER SITE ACCESS ROAD
- FIRE WATER TANK
- PRIMARY SITE ACCESS WITH SWING GATE
- EMERGENCY ACCESS WITH CRASH GATE
- ADJACENT SITE PER SEPARATE SHEET (COLOR CORRESPONDS TO SITE AND VARIES PER VICINITY MAP)

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)

FUTURE ROAD CLASSIFICATION	FULL-WIDTH (FW) R/W	HALF-WIDTH (HW) R/W
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SECONDARY (COLLECTOR) HIGHWAY	90'	45'

PER KERN COUNTY GENERAL PLAN (9/2/2009)  
AND WILLOW SPRINGS SPECIFIC PLAN (4/1/2008)

TABLE 2 - ZONING SETBACKS

BASED ON E 2.5 ZONE SETBACKS MEASURED FROM CENTERLINE OF ROAD R/W OR ADJACENT LOT LINE WHERE NO ROAD OCCURS		
TYPE	SUBTYPE	WIDTH
FRONT	LOCAL STREET - NOT SHOWN	55'
	SECONDARY (COLLECTOR) HIGHWAY	70'
	MAJOR (ARTERIAL) HIGHWAY	80'
SIDE	INTERIOR	5'
	CORNER LOT	10'
REAR	TYPICAL	5'

PER KERN COUNTY ZONING ORDINANCE - TITLE 19

NOTES:

- SITE LAYOUT SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE DURING FINAL DESIGN
- ROADS NOTED HEREON REPRESENT ASSUMED FUTURE BUILD-OUT CONDITION AND ARE CURRENTLY NONEXISTENT OR UNPAVED UNLESS OTHERWISE NOTED.

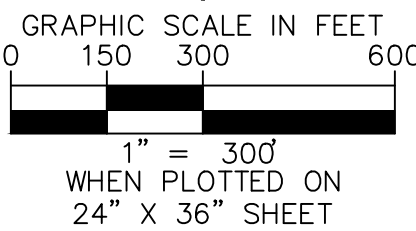
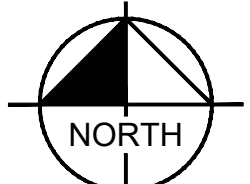
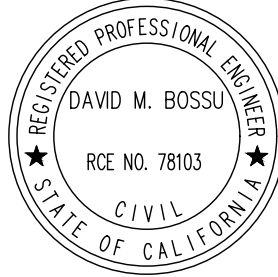


Figure 12

No.	REVISIONS	DATE	BY

NOT ISSUED FOR  
CONSTRUCTION



RACEWAY 2.0  
SOLAR

SINGLE-AXIS TRACKER  
PHOTOVOLTAIC ARRAYS  
~1,311 GROSS ACRES  
290 MW

ENLARGED SITE PLAN - SITE 5

SOLAR PHOTOVOLTAIC GENERATION FACILITY  
N/O W AVENUE A, S/O ROSAMOND BLVD,  
W/O 60TH ST W, E/O 90TH ST W  
ROSAMOND, KERN COUNTY, CA

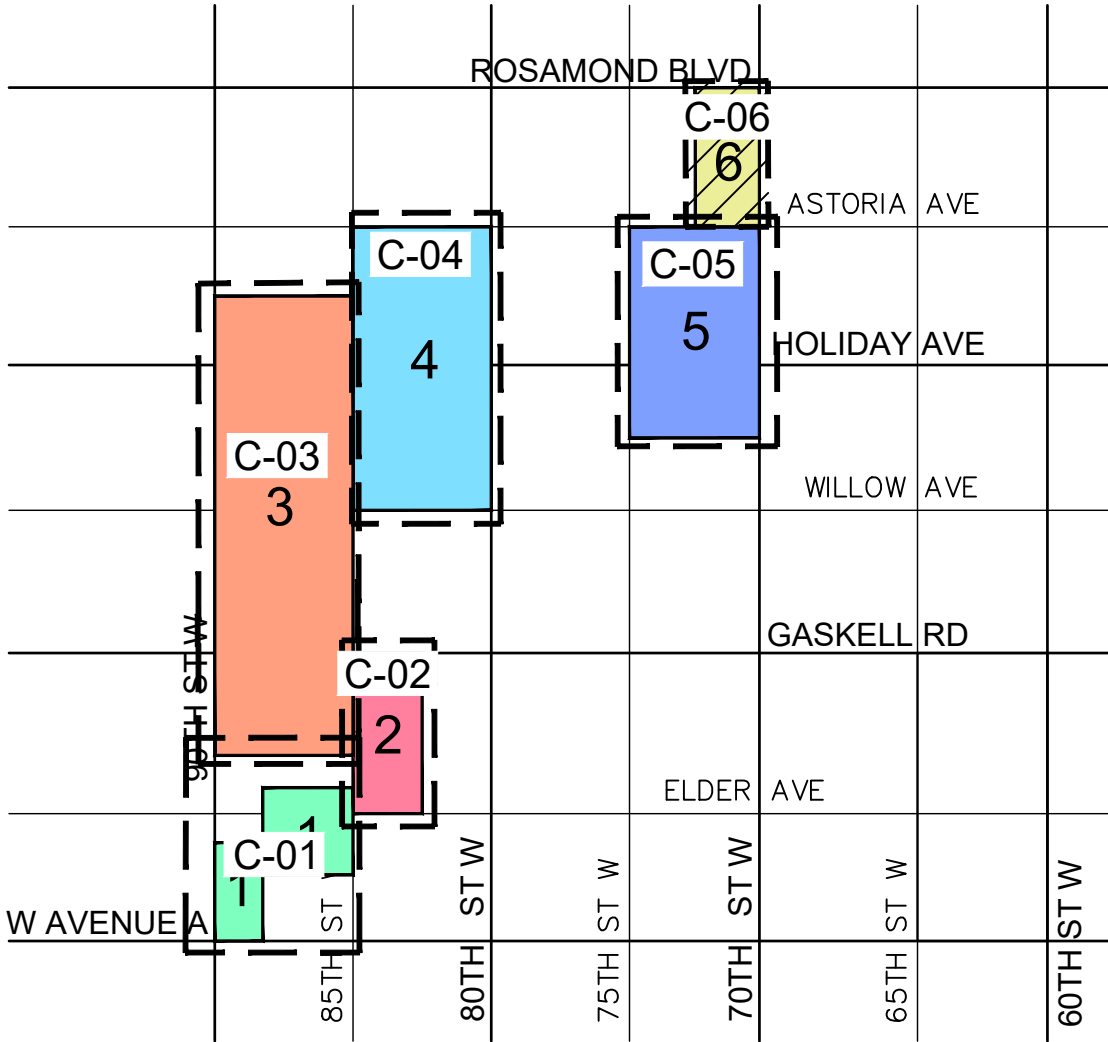
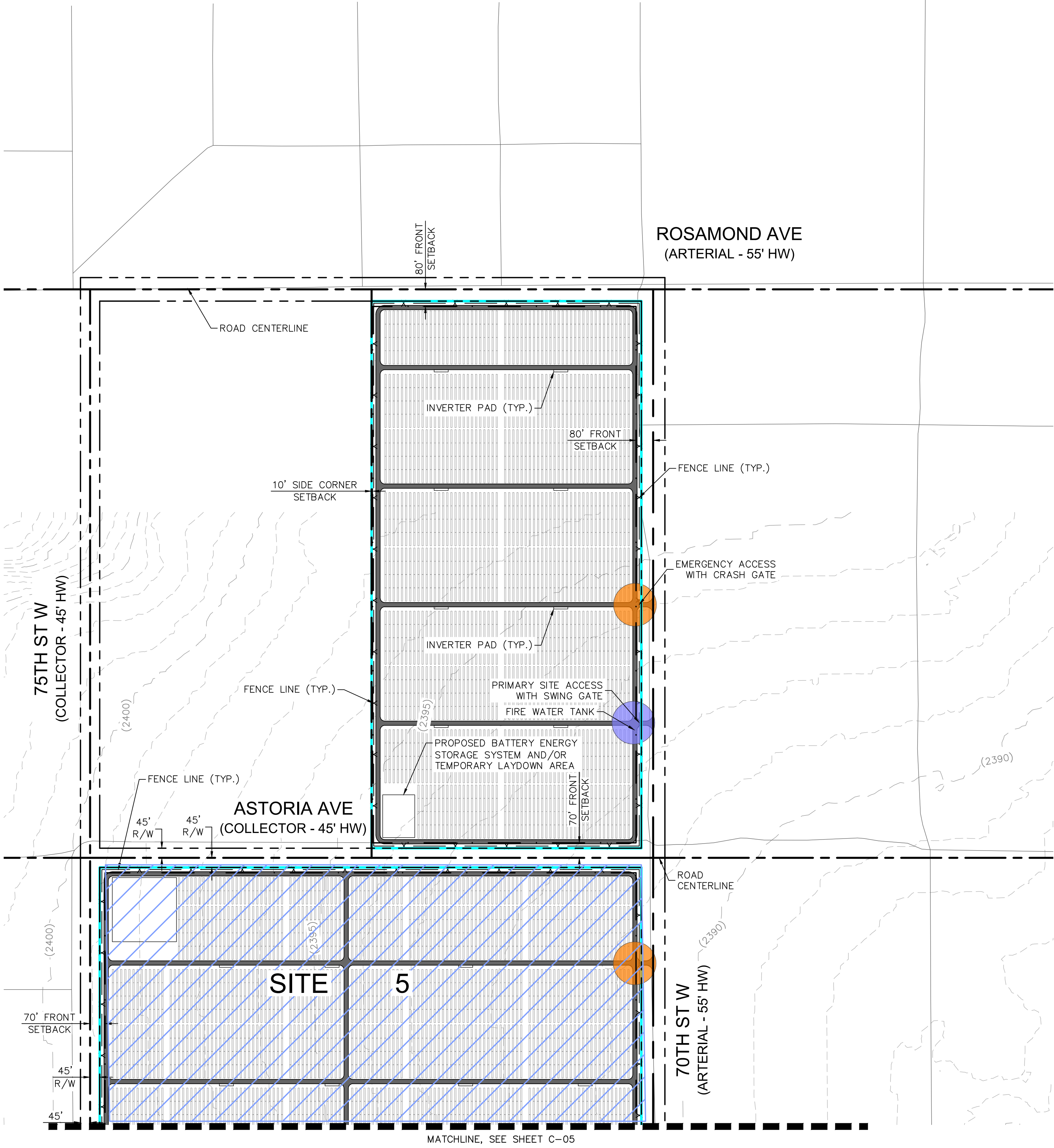
APNs

PRESENT ZONING: E 2.5 & AGRICULTURE  
PROPOSED ZONING: E 2.5

CUP

DRAWN BY: AJP  
CHECKED BY: WC  
DATE: 9/23/2019

C-05



VICINITY MAP  
SITES NUMBERED  
N.T.S.

LEGEND	
	SITE BOUNDARY
	FUTURE ROAD RIGHT-OF-WAY (R/W)
	LOT LINE
	FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (CL) (SECTION LINES)
	FUTURE COLLECTOR R/W CENTERLINE (CL) (SUB-SECTION LINES)
	ZONING SETBACK FOR ARRAY FIELD
	6' CHAIN LINK SITE PERIMETER SECURITY FENCE W/ 3-STRAND BARBED WIRE TOP
	SLATTED CHAIN LINK FENCE
	FUTURE ROAD CENTERLINE PROPOSED TO BE REMOVED
	EXISTING GRADE CONTOUR LINE
	ALL-WEATHER SITE ACCESS ROAD
	FIRE WATER TANK
	PRIMARY SITE ACCESS WITH SWING GATE
	EMERGENCY ACCESS WITH CRASH GATE
	ADJACENT SITE PER SEPARATE SHEET (COLOR CORRESPONDS TO SITE AND VARIES PER VICINITY MAP)

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)		
FUTURE ROAD CLASSIFICATION	FULL-WIDTH (FW) R/W	HALF-WIDTH (HW) R/W
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MAJOR (ARTERIAL) HIGHWAY	110'	55'
SECONDARY (COLLECTOR) HIGHWAY	90'	45'

PER KERN COUNTY GENERAL PLAN (9/2/2009)  
AND WILLOW SPRINGS SPECIFIC PLAN (4/1/2008)

TABLE 2 - ZONING SETBACKS		
BASED ON E 2.5 ZONE		
SETBACKS MEASURED FROM CENTERLINE OF ROAD R/W OR ADJACENT LOT LINE WHERE NO ROAD OCCURS		
TYPE	SUBTYPE	WIDTH
FRONT	LOCAL STREET -- NOT SHOWN	55'
	SECONDARY (COLLECTOR) HIGHWAY	70'
	MAJOR (ARTERIAL) HIGHWAY	80'
SIDE	INTERIOR	5'
	CORNER LOT	10'
REAR	TYPICAL	5'

PER KERN COUNTY ZONING ORDINANCE -- TITLE 19

NOTES:

- SITE LAYOUT SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE DURING FINAL DESIGN
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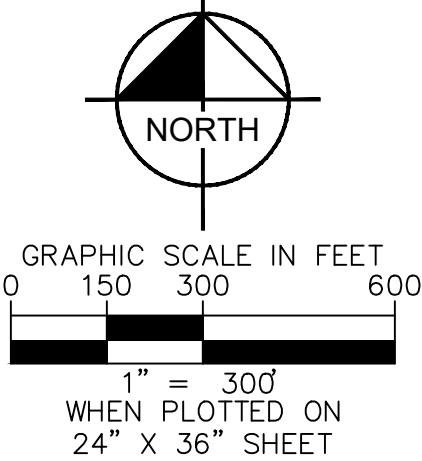


Figure 13

No.	REVISIONS	DATE	BY

NOT ISSUED FOR  
CONSTRUCTION



RACEWAY 2.0  
SOLAR

SINGLE-AXIS TRACKER  
PHOTOVOLTAIC ARRAYS  
~1,311 GROSS ACRES  
290 MW

ENLARGED SITE PLAN - SITE 6

SOLAR PHOTOVOLTAIC GENERATION FACILITY  
N/O W AVENUE A, S/O ROSAMOND BLVD,  
W/O 60TH ST W, E/O 90TH ST W  
ROSAMOND, KERN COUNTY, CA

APNs	

PRESENT ZONING: E 2.5 & AGRICULTURE  
PROPOSED ZONING: E 2.5

CUP

DRAWN BY: AJP	DATE: 9/23/2019
CHECKED BY: WC	

C-06





The proposed project's lighting system would provide personnel with illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed to achieve safety and security objectives. Lighting would be directed downward and shielded to focus illumination on the desired areas only and to avoid light spillage onto adjacent properties. Lighting would be no brighter than required to meet safety and security requirements, and lamp fixtures and lumens would be selected accordingly.

### **Operation and Maintenance Facilities**

No Operations and Maintenance (O&M) facilities would be installed on any of the sites. All maintenance would be performed by personnel located offsite.

### **Onsite Telecommunication Cell Towers**

There would be no telecommunication towers installed at any of the sites.

## **Construction Activities**

### **Schedule and Workforce**

The construction activities for the proposed project fall into three main categories: (1) site grading and earthwork; (2) solar array construction; and (3) electrical interconnection to transmission owner infrastructure. Construction would take approximately 10 to 12 months. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022. Construction would primarily occur during daylight hours, Monday through Friday. Additional hours/days may be necessary to facilitate the schedule.

The construction workforce would consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The average workforce is expected to be approximately 500 to 600 construction, supervisory, support, and construction management personnel onsite during construction. The onsite workforce has been conservatively estimated to peak at approximately 800 individuals for short periods of time, which is typically a few weeks. The project construction crews would have a staggered work day, with multiple shifts of workers coming onsite between the hours of 6:00 a.m. and 10:00 a.m. in the mornings, and leaving between 2:00 p.m. and 6:00 p.m. It is anticipated that the construction workforce would commute to the site each day from local communities. In compliance with Kern County Noise Ordinance (Municipal Ordinance Code 8.36.020) construction activities would not occur between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. to 8:00 a.m. on weekends for construction sites located within 1,000 feet of an occupied residential dwelling. Construction personnel not drawn from the local labor pool are anticipated to stay in nearby hotels.

During construction, dusk-to-dawn security lighting would be required for the temporary construction staging area, parking area, construction office trailer entries, and site access points. Lighting is not planned for typical construction activities because construction activities would occur primarily during daylight hours; however, if required, any lighting would be temporary, directed downward, and limited to that needed to ensure safety and security.

Multiple portable toilets would be used during construction, and wastewater would be trucked offsite for disposal in accordance with all applicable regulations by a licensed sewage disposal company.



## **Site Grading and Earthwork**

Beginning work on the project would involve preparing the land for installation of arrays, related infrastructure, access driveways, and temporary construction staging area.

Site preparation would involve the removal and proper disposal of existing vegetation and debris that would unduly 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, utilizing “mow-and-roll” vegetation clearance strategy, application of water, and application of dust suppressants. Conventional grading would be minimized to the maximum extent possible to reduce unnecessary soil movement that may result in dust. Earthworks scrapers, excavators, dozers, water trucks, paddlewheels, haul vehicles and graders may all be used to perform grading. Land-leveling equipment, such as a smooth steel drum roller, would be used to even the surface of the ground and to compact the upper layer of soil to a value recommended by a geotechnical engineer for structural support. Access roads may be additionally compacted to 90 percent or greater, as required, to support construction and emergency vehicles. Certain access roads may also require the use of aggregate to meet emergency access requirements. Soil movement from grading would be balanced on the site, and it is anticipated that no import or export of soils would occur.

Trenching would be required for placement of underground electrical and communications lines, and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment and water trucks. After preparation of the site, the pads for structures, equipment enclosures and equipment vaults would be prepared per geotechnical engineer recommendations.

## **Solar Array Assembly**

Erection of the solar arrays would include support structures and associated electrical equipment. First, steel piles would be driven into the soil using pneumatic techniques, similar to a hydraulic rock hammer attachment on the boom of a rubber-tired backhoe excavator. If shallow bedrock, or other obstructions are encountered, the pile locations would be predrilled and then grouted in place with concrete. Once the piles have been installed, the horizontal array support structures would be installed. The final design of the horizontal array support structures may vary, depending on the final selection of the PV technology, as well as whether a fixed tilt or tracking system is selected. Once the support structures are installed, workers would begin to install the solar modules. Solar array assembly and installation would require trenching machines and excavators, compactors, concrete trucks and pumpers, vibrators, forklifts, boom trucks, graders, pile drivers, drilling machines, and cranes.

Concrete would be required for the footings, and pads for the medium voltage transformers, inverters, and communications buildings. Concrete may also be required for pile foundation support depending on the proposed mounting system chosen for installation and whether obstructions are encountered when trying to drive piles. Final concrete specifications would be determined during detailed design engineering. Concrete would be purchased from an offsite supplier and trucked onto the project sites.

During this work, there would be multiple crews working on the site with vehicles, including special vehicles for transporting the modules and other equipment. As the solar arrays are installed, the solar switchyard would be constructed and the electrical collection and communication systems would be installed. Within the solar fields, the electrical and communication wiring would be installed in underground trenches, although some of the mid-voltage collection runs and communications may be on



overhead lines. Collection trenches would likely be mechanically excavated, though in some cases targeted shallow trench blasting may be required as a construction technique due to near-surface bedrock.

The wiring would connect to the appropriate electrical and communication terminations and the circuits would be checked and electrical service would be verified. Additionally, if a tracker system is utilized, the motors would be checked and control logic verified. Once all the individual systems have been tested, the overall project would be ready for testing under fully integrated conditions.

### **Electrical Supply**

The method of temporary power for construction is expected to be provided by mobile diesel-driven generator sets, batteries, by temporary electrical service from the local power provider, or a combination of all three methods.

### **Electrical Interconnection to Transmission Owner Infrastructure**

The proposed project would connect with a 34 kV and/or 230 kV gen-tie line. One substation would be constructed under this project. Its tentative location is the southwest corner of Site 1.

### **Construction Water Use**

Water needed for construction is expected to be trucked from an offsite water purveyor. The entire construction process is estimated to be approximately 10 to 12 months. Construction water demands are estimated to be approximately 500 acre-feet (AF) for dust control, site preparation and miscellaneous construction activities. Bottled water would be provided for crews during construction activities.

Initial construction water usage would be in support of site preparation and grading activities. During earthwork for grading of access road foundations, equipment pads and project components, the main use of water would be for compaction and dust control. Smaller quantities would be required for preparation of the concrete required for foundations and other minor uses. After the earthwork activities, water usage would be used for dust suppression and normal construction water requirements that are associated with construction of the building, internal access roads, revegetation and periodic cleaning of solar arrays.

### **Solid and Nonhazardous Waste**

The proposed project sites would produce a small amount of solid waste associated with construction activities. Proposed project waste may include broken and rusted metal, defective or malfunctioning PV modules, electrical materials, empty containers, and other miscellaneous solid wastes, including the typical refuse generated by workers, particularly during construction activities. Waste materials would be collected, hauled by truck, separated for recycling where available, and disposed of at a regional disposal facility. Any defective or broken PV modules would be returned to the manufacturer for recycling.

### **Hazardous Waste**

Small quantities of hazardous wastes would most likely be generated over the course of construction. These wastes may include biodegradable fluid and mineral oil from the transformers and miscellaneous electrical equipment. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material would not be stored on the proposed project site.

### **Project Operation and Maintenance Activities**



### **Schedule and Workforce**

Maintenance to be performed on the sites for the proposed project would consist of equipment inspection and replacement. Maintenance would occur during daylight hours, when possible. However, maintenance activities on the PV modules and DC systems would be typically performed in the early morning or evening when the plant is producing the least amount of energy. Maintenance program elements include:

- Managing a group of prequalified maintenance and repair firms who can meet the Operations and Maintenance needs of the facility throughout its life;
- Creating a responsive, optimized cleaning schedule;
- Responding to plant emergencies and failures in a timely manner;
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output;
- Systematically maintaining a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover.
- Staff of two to four people would be required during panel washing and are expected to be hired from the local community.

### **Electrical Supply**

Power for plant auxiliaries would be provided by the project's electrical generation or supplied by the local power provider. The proposed project would require power for the electrical enclosures, tracker motors, associated structures, and for plant lighting and security.

### **Water Use**

The PV panel surfaces may be washed seasonally to increase the average optical transmittance of the flat panel surface. Panel washing is expected up to four times per year to complete. Long-term operational water demand is anticipated to be approximately 4.4 AF of water per washing cycle, or a total of 19 AFY for panel washing. Water for panel washing is expected to be trucked and/or obtained from a local water purveyor.

### **Fire Control**

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the project would be required to have a fire prevention plan approved per applicable Kern County regulation.

### **Security**

Prudent security measures would be taken to ensure the safety of the public and facility. The proposed project site would be fenced along all borders with locking gates at the specified points of ingress and egress. The security fence would be approximately 6- to 8-feet tall, with three strand barbed wire along the top. Signs would be posted appropriately. Security measures would be installed as necessary to mitigate and/or deter unauthorized access. Offsite security personnel may be dispatched during nighttime hours or be onsite depending on security risks and operating needs. The project site would provide illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed.

### **Lighting**

The proposed project would include lighting that would be motion-detected and designed to provide the



minimum illumination needed to achieve safety and security. Shielded and downward-facing fixtures would provide focused illumination on the desired areas only.

### **Solid and Nonhazardous Waste**

The project site would produce a small amount of waste associated with maintenance activities. PV solar system wastes typically include broken and rusted metal, defective or malfunctioning modules, electrical materials, and empty containers and other miscellaneous solid materials, including typical household refuse generated by workers. Most of these materials would be collected and delivered back to the manufacturer for recycling.

### **Hazardous Waste**

Small quantities of hazardous wastes would most likely be generated during operations. These wastes may include biodegradable fluid and mineral oil from the transformers and miscellaneous electrical equipment. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material would not be stored on the proposed project site.

### **Project Decommissioning**

The project proponent may eventually choose to decommission and remove all or none of the systems from the project site. If a site is decommissioned, it would be converted to another use consistent with the applicable land use regulations in effect at that time or revert back to its original land use.

The project proponent expect to sell the renewable energy electricity produced by the product under the terms of a long-term Power Purchase Agreement (PPA) or directly into the wholesale market. The life of the solar facility is anticipated to be up to 35 years; however, the project proponent may choose to extend the life of the facility, update technology and re-commission, or decommission and remove the system and its components. When a decommissioning event occurs, the solar site could then be converted to other uses in accordance with applicable land use regulations in effect at that time.

When project decommissioning occurs, project structures would be removed from the project site. Above-ground and underground equipment would be removed. The substation would be removed if it is owned by the project, however if a public or private utility assumes ownership of the substation, the substation may remain onsite to be used as part of the utility service to supply other applications. Project roads would be restored to their pre-construction condition unless the landowner elects to retain the improved roads for access throughout that landowner's property. The area would be thoroughly cleaned and all debris removed. As discussed above, most materials would be recycled to the extent feasible, with minimal disposal to occur in landfills in compliance with all applicable regulations. A collection and recycling program would be executed in the event system components are manufactured with hazardous materials

A collection and recycling program would be executed to promote recycling of project components and minimize disposal of project components in landfills. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, and county regulations. The project proponent expect a secondary market for PV modules to develop over time. Although energy output may diminish, PV modules are expected to continue to have a productive life and can be decommissioned from a prime location or re-commissioned in another location.





## **Relationship of the Proposed Project to Other Solar Projects**

The proposed project is being developed independently of other approved or proposed solar projects in the County. If approved, the Raceway 2.0 Solar Project facilities would be subject to their own use permits, conditions of approval, interconnection agreements, and power purchase agreements. The County understands that the proposed project facilities would be built and operated independently of any other solar project, and, if approved, would not depend on any other solar project for economic viability. The proposed project involves constructing a new gen-tie line to deliver energy to the Big Sky North Substation (existing collector substation) or future LADWP Substation.

## **1.5 Project Objectives**

The project proponent have defined the following objectives for the project:

- Maximize renewable energy production and economic viability through the installation of solar PV panels on private lands with high solar insolation values.
- Locate the project on disturbed land or land that has been previously degraded from prior use.
- Minimize offsite impacts by using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities.
- Minimize impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land use.
- Generate substantial direct and indirect economic opportunities in Kern County during construction with the creation of “green” jobs.
- Minimize water usage.
- Assist the State of California in reducing fossil fuel air quality pollution and in achieving the greenhouse gas emission (GHG) reductions required by the California Global Warming Solutions Act (Assembly Bill 32) which requires the California Air Resources Board to reduce statewide emissions of GHGs to at least the 1990 emissions level by 2020. This timeline was updated in 2016 under Senate Bill 32, which requires that statewide GHG emissions are reduced to at least 40 percent below the statewide GHG emissions limit by 2030.
- Offset carbon dioxide that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels.
- Develop a viable source of clean energy to assist California and its utilities in fulfilling California's Renewable Portfolio Standard (RPS) Program. In October 2015, Governor Brown signed into law Senate Bill 350, which establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030. Senate Bill 100 (De León, also known as the “California Renewables Portfolio Standard Program: emissions of greenhouse gases”) as approved by the California legislature and signed by Governor Brown in September 2018, increases RPS in 2030 from 50 percent to 60 percent and establishes a goal of 100 percent RPS by 2045.
- Use proven and established PV technology that is efficient and requires low maintenance.



## 1.6 Proposed Discretionary Actions/Required Approvals

The Kern County Planning and Natural Resources Department as the Lead Agency (per CEQA Guidelines Section 15052) for the proposed project has discretionary responsibility for the proposed project. To implement this project, the project proponent may need to obtain discretionary and ministerial permits/approvals including, but not limited to, the following:

### Federal

- U.S. Fish and Wildlife Service (USFWS) Section 10 Incidental Take Permit and Habitat Conservation Plan (if required)
- United States Army Corps of Engineers Section 404 Permit (if required)

### State

- California Public Utilities Commission (CPUC)
  - Section 851 Permit
- California Department of Fish and Wildlife (CDFW)
  - Section 1600 et seq. permits (Streambed Alteration Agreements)
  - Section 2081 Permit (State-listed endangered species) (if required)
- Lahontan 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)
- California Department of Transportation (Caltrans)
  - Oversized Loads Permit

### Local

- Kern County
  - Certification of Final Environmental Impact Report
  - Adoption of Mitigation Monitoring and Reporting Program
  - Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations
  - Approval of Kern County Zone Change
  - Approval of Conditional Use Permits



- Approval of Willow Springs Specific Plan Land Use Designation Amendments
- Approval of Willow Springs Specific Plan Circulation Element Amendments (elimination of future road reservations)
- Approval of Approval of vacation of public access easements
- Approval of Williamson Act Contract Cancellation
- Approval of Kern County Grading and Building Permits
- Approval of Kern County Access Road Design and Encroachment Permits
- Approval of Fire Safety Plan
- **Eastern Kern Air Pollution Control District**
  - Approval of Fugitive Dust Control Plan
  - Authority to Construct (ATC)
  - Permit to Operate (PTO)

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



## 2.0 Kern County Environmental Checklist Form

### 2.1 Environmental Factors Potentially Affected:

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 checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                | <input checked="" type="checkbox"/> Agriculture/Forestry     | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology/Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input checked="" type="checkbox"/> Hydrology/Water Quality   | <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                  | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                           | <input checked="" type="checkbox"/> Transportation           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire                 | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

#### 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 (EIR) 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title



### 3.0 Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
- (4) Negative Declaration: “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The Lead Agency must describe the mitigation measure and briefly explain how they reduce the effect to a less than significant level.
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration, Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) The adopted guidelines state “This is only a suggested form, and lead agencies are free to use different formats; however, Lead Agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected. “Kern County has adopted this format and included all questions from Appendix G.
- (9) The explanation of each issue should identify:
  - (a) The significance criteria or threshold, if any, used to evaluate each question; and
  - (b) The mitigation measure identified, if any, to reduce the impact to a less-than-significant level.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) The project is located in a sparsely developed, rural area of Kern County. Land uses in the region include a mix of undeveloped land, solar and wind energy production facilities, transmission facilities, and rural residential development. The project site is not located within an area designated for or identified as having a scenic vista or scenic views. However, because the project would substantially change views from public roads, impacts to scenic vistas may occur and will be further analyzed in the EIR.
- (b) According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the closest eligible scenic highway is the portion of State Route (SR) 14 north of SR 58, which is approximately 13 miles northeast of the project. Because of this distance, the project would not be visible from SR 14. Therefore, there are no anticipated project impacts to scenic resources within a state scenic highway.



- (c) The aesthetic features of the existing visual environment within the project boundary are relatively uniform, with natural desert vegetation and fallowed agricultural land. Outside of the project boundaries is a mix of undeveloped land, agricultural land, rural residential development, as well as existing solar and wind electrical generation facilities and transmission infrastructure. The project will construct arrays, meteorological towers, and collection and transmission infrastructure, similar in visual nature to the nearby solar generation facilities. Due to the relatively flat topography of the project and low height of the photovoltaic (PV) solar arrays, visual impacts would most likely be limited to the small number of persons traveling along nearby roads such as Rosamond Boulevard. Additionally, the project will utilize shared transmission infrastructure from nearby solar projects. Views of the project would also be visible from the scattered residences in the project vicinity. Placement of PV solar modules and associated structures on the project site would alter the character of the area. Residents and travelers on adjacent roads would observe alterations to the existing landscape. Changes to the visual quality and character of the project site may be significant, and impacts will be further analyzed in the EIR.
  
- (d) Existing light sources in the project area are primarily associated with scattered rural residential development and vehicular travel in the area, as well as existing permitted solar and wind electrical generation facilities and transmission infrastructure. The PV modules are designed to absorb sunlight to maximize electrical output; therefore, they would not create significant reflective surfaces or the potential for glint/glare during the day. All lighting at the proposed solar facilities would be designed to meet Kern County Zoning Ordinance Chapter 19.81, Outdoor Lighting - Dark Skies, requirements. However, further analysis of the specific lighting and effects of nighttime light and glare from the project will be provided in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE AND FOREST RESOURCES.</b>				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104 [g]),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15206(b)(3) Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





Resources Code?

**RESPONSES:**

- (a) Raceway Solar 4 contains two parcels (APNs 374-011-04 and 374- 011-11) designated as Prime Farmland. The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), designates other proposed project sites as vacant or disturbed or rural residential lands (California Department of Conservation, 2016). Surrounding properties are designated as either: (a) vacant or disturbed, (b) rural residential, or (c) nonagricultural and natural vegetation. Therefore, construction and/or operation of the project would result in the conversion of designated Prime farmland to a nonagricultural use and further analysis is warranted in the EIR.
- (b) The project site is located within Kern County zoning districts. These zoning classifications fall within three larger Kern County base zoning districts (Estate, Agriculture, and Open Space) and three Kern County combining zone districts (Residential Suburban Combining, Floodplain Secondary Combining, and Mobile Home Combining). Four combinations of zoning classifications (base plus combining zone classifications) affect the project site. The existing zoning is consistent with the Willow Springs Specific Plan land use designations. However, the project proposes to rezone those parcels within the Estate zone district to the Agriculture zone district. According to the Kern County Zoning Ordinance, a commercial solar facility is a compatible use in the exclusive agricultural zone district. The construction and operation of a solar energy generating facility on the site would require the approval of CUPs (Kern County Ordinance 19.12.030.G). The proposed discretionary actions are consistent with the Kern County Zoning Ordinance regulations for solar uses.

The entire project site are within the Kern County Agricultural Preserve No. 24 boundary, which is prerequisite to placement under a Williamson Act contract. According to available data, the parcels included as part of Raceway Solar 4 of the proposed project are subject to a Williamson Act Land Use contract. Raceway Solar 4 is comprised of two parcels (APN 374-011-04 and 374-011-11) within the A (Exclusive Agriculture) zone district. Available Kern County Department of Agriculture farming data indicate that neither parcel has been under cultivation in the past 10 years. As noted in response (a), the parcels are designated as “vacant or disturbed” and a small portion of the parcel is designated as “rural residential” lands by the FMMP. Therefore, impacts on agricultural zoning and a Williamson Act Land Use are considered potentially significant and further discussion is warranted in the EIR.

- (c)-(d) The proposed project is not situated on forest or timberland with areas that are currently under production. There is no land in the vicinity of the project that is zoned as forest land, timberland, or lands zoned for timberland production. Therefore, there would not be impacts related to conflicts with current zoning, the rezoning of forest land, timberland, or timberland zoned for timberland production and further analysis is not warranted in the EIR.
- (e) The project site consists of largely undeveloped desert land, with scattered residential uses in the



project vicinity. The project site is comprised of non-agricultural uses, and no current agricultural uses are adjacent to the project site. However, there is land under cultivation in Los Angeles County near Raceway Solar 1. Impacts related to conversion of farmland to non-agricultural uses is considered potentially significant and will be further discussed in the EIR.

- (f) As noted in response (b), above, the project is under a Williamson Act Contract and implementation of the project would result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Public Resources Code Section 15206(b)(3)). Therefore, potentially significant impacts are anticipated, and further discussion is warranted in the EIR.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> The significance criteria established by the applicable Air pollution control district shall be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? Specifically, would implementation of the project (in a specific location) exceed any of the following adopted thresholds:				
i.	San Joaquin Valley Unified Air Pollution Control District:				
	<u>Operational and Area Sources</u>				
	Reactive Organic Gases (ROG) 10 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Oxides of Nitrogen (NO <sub>x</sub> ) 10 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Particulate Matter (PM <sub>10</sub> ) 15 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>Stationary Sources as determined by District Rules</u>				
	Severe Nonattainment 25 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Extreme Nonattainment 10 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY. (Continued)</b>				
ii. Eastern Kern Air Pollution Control District.				
<u>Operational and Area Sources</u>				
Reactive Organic Gases (ROG) 25 tons per year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oxides of nitrogen (NO <sub>x</sub> ) 25 tons per year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Particulate Matter (PM <sub>10</sub> ) 15 tons per year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Stationary Sources - determined by District Rules</u>				
25 tons per year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) The proposed project is located entirely within the jurisdiction of the Eastern Kern Air Pollution Control District (EKAPCD) in the Mojave Desert Air Basin (MDAB). The MDAB is designated as a non-attainment area for both the State and Federal ozone standards and the State particulate matter (PM<sub>10</sub>) standard. Project construction would generate emissions of reactive organic gases (ROG) and oxides of nitrogen (NO<sub>x</sub>), both of which are known as ozone precursors, and PM<sub>10</sub> that could result in significant impacts to air quality in the area. EKAPCD's most recently adopted air quality management plan is its Ozone Air Quality Attainment Plan (AQAP). As the project would generate emissions of ozone precursors (along with PM<sub>10</sub>) during construction, the project could potentially conflict with EKAPCD's Ozone AQAP. Thus, further analysis of the project's air quality impacts during construction is warranted to determine whether the project would conflict with or obstruct implementation of EKAPCD's applicable air quality plan for attainment and, if



so, to determine the reasonable and feasible mitigation measures that could be imposed. Project operational emissions are anticipated to be minimal. These issues will be evaluated further in the EIR.

- (b) The proposed project is not located within the San Joaquin Valley Unified Air Pollution Control District and its adopted thresholds do not apply. However, the project is located within the EKAPCD, which is designated as a nonattainment area for the State and federal ozone standards and the State PM<sub>10</sub> standard. As such, the emissions of ozone precursors (ROG and NO<sub>x</sub>) and PM<sub>10</sub> during construction and operation of the project could result in a cumulatively considerable net increase of these criteria pollutants in the MDAB. Thus, the project's contribution to cumulative air quality impacts in the MDAB could be potentially significant. The project's contribution of construction and operational emissions to the MDAB will be analyzed in the EIR.
- (c) Land uses determined to be "sensitive" to air quality include residential areas, schools, convalescent and acute care hospitals, parks and recreational areas, and churches. The land uses surrounding the project consist primarily of undeveloped land, scattered residential and agricultural uses, and renewable energy (wind and solar) facilities. There are multiple residences in the vicinity of the project. The nearest sensitive receptors to the project are residential structures 100 feet from the project boundaries. The project's construction-related activities would result in diesel exhaust emissions and dust that could adversely affect air quality for the nearest sensitive receptors.

Furthermore, exposure to Valley Fever from fugitive dust generated during construction is a potentially significant impact. There is the potential that cocci spores could be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the possibility of contracting Valley Fever. Mitigation measures for diesel equipment and dust control that are recommended by the EKAPCD will be evaluated as part of the EIR to avoid or reduce the impacts to construction workers and occupants of nearby residences. Thus, impacts to sensitive receptors via pollutant concentrations is potentially significant and will be evaluated further in the EIR.

- (d) The project would not have any stationary sources or equipment located on-site that would generate objectionable odors. During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. However, these odors would not affect a substantial number of people because the site is located in sparsely inhabited areas, and any odors would be temporary and would be dispersed rapidly. Therefore, project impacts are expected to be less than significant, however will be further evaluated in the EIR.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b>					
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**RESPONSES:**

- (a) The proposed project is located in the eastern high desert region of unincorporated Kern County in the Mojave Desert, southwest of community of Rosamond. The project is comprised of desert scrub with a minimal level of anthropogenic disturbances. The project may contain candidate, sensitive, or special-status plant or wildlife species. There is a potential for special-status plants and wildlife species to be present in project vicinity as well. The proposed project's potential to have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species in local or regional plans or regulations by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS) would be of potentially significant impact and will be evaluated further in the EIR.
- (b) The proposed project is undeveloped and comprised of desert scrub and fallow agriculture land. The site does not appear to support any riparian habitat. The USFWS does not identify any critical habitats on or near the project. The nearest critical habitat is the Antelope Valley California Poppy Reserve, located approximately 9 miles southwest of the project. The Desert Tortoise Natural Area is approximately 30 miles northeast of the project. Additional biological assessment protocol surveys, soils characterization, and hydrologic analysis will be prepared for the project and be used to evaluate project-related impacts to sensitive natural communities. Impacts would be potentially significant and will be discussed further in the EIR.
- (c) The proposed project is in the high desert Antelope Valley region of Kern County. The Antelope Valley is within the South Lahontan Basin, which is considered an isolated watershed (i.e., it is not hydrologically connected to other wetlands or water bodies). The project site is thus unlikely to contain any federally protected wetlands, marshes or vernal pools, or other protected waterways, as defined by Section 404 of the Clean Water Act because local waters do not drain to a traditionally navigable water of the United States; therefore, project implementation is not likely to result in impacts related to wetlands. Analysis of these issues will be analyzed and discussed further in the EIR.
- (d) While the project lies outside of known habitat linkages in the region, the site may be used for more local wildlife movement, and likely provides stopover and wintering habitat for birds. Project construction and operation could also remove both foraging and nesting/denning habitat for wildlife species. No known established wildlife corridors or native wildlife nursery sites are within the site boundaries. However, impacts to wildlife habitat and movement are potentially significant and will be evaluated in the EIR.



- (e) The proposed project would not conflict with goals and policies outlined in the Kern County General Plan (KCGP) or the Willow Springs Specific Plan (WSSP). The KCGP includes oak tree conservation policies. Further analysis is warranted determine whether oak woodland plant communities are present on the project site and to evaluate the potential for impacts to occur. Therefore, this topic will be analyzed in the EIR.
  
- (f) An HCP is a proposed component of the West Mojave Plan that, if and when finalized, would provide a program for complying with the federal Endangered Species Act (ESA) on private lands with the West Mojave Plan area. Therefore, this topic will be analyzed in the EIR.





Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a)-(b) The project site consists of undeveloped desert land and fallowed agricultural land. Development of the project would require some ground disturbance for installation of the solar arrays and placement of aboveground and underground electrical and communication lines, which could impact historical or archaeological resources. A cultural resources survey has been conducted for the project. Further evaluation in the EIR is warranted to evaluate potentially significant impacts to historical, and archaeological resources, and to formulate avoidance or mitigation measures, if applicable.
- (c) There is no evidence to indicate the project is located within an area likely to contain human remains and discovery of human remains during earthmoving activities is not anticipated. However, the EIR will evaluate this potential impact and identify measures to be implemented if any human remains are unexpectedly uncovered during the course of development.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI.	ENERGY. Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the sites where energy supply cannot be met via a hookup to the existing electricity grid.

Following implementation of the proposed project, energy would switch from consumption to production. Energy use associated with operation of the proposed project would be typical of a solar facility. Maintenance activities during operations, such as landscape maintenance, could involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with employee vehicle trips generated by the proposed project. Further analysis in the EIR is warranted.

- (b) Due to the increased on-site consumption of energy during construction, the project has the potential to conflict with or obstruct a state or local plan for energy efficiency. Operation of the project would lead to an overall increase in the County's Renewable Energy Portfolio, and would align with the stated General Plan policy to encourage the development of renewable energy within Kern County. Impacts are considered to be less than significant; however, further analysis is warranted, and this topic will be discussed and analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. GEOLOGY AND SOILS.</b> Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (19914), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- f) Directly or indirectly destroy a unique ☒ ☐ ☐ ☐  
paleontological resource or site or unique  
geologic feature.

#### RESPONSES:

- (a) (i) The proposed project is not transected by known active or potentially active faults. The Garlock fault zone, located approximately 14 miles northeast of the project is the closest fault. The proposed project is not located in an Alquist-Priolo Special Studies Zone. Due to the distance from the nearest active fault to the project site, the potential for surface fault rupture at the project is considered negligible. In addition, although the project does not include any habitable structures, construction of the project would be subject to all applicable ordinances of the Kern County Building Code (Chapter 17.08). Kern County has adopted the California Building Code (CBC), 2016 Edition (CCR Title 24) effective January 1, 2017, which imposes substantially the same requirements as the International Building Code (IBC), 2015 Edition, with some modifications and amendments. Adherence to all applicable regulations would mitigate any potential impacts associated with the project. Impacts would be less than significant; however, further analysis in the EIR is warranted.

- (ii) Due to the location of active faults in the general region, strong seismic ground shaking could occur at the project site, resulting in damage to structures that are not properly designed to withstand strong ground shaking. The project would include the construction of solar PV panel arrays, transmission lines, and other associated infrastructure. Should strong seismic ground shaking occur at the project, damage to the PV modules and other ancillary facilities could result. However, because the proposed project would not establish a permanent on-site population, damage to these on-site structures would not expose substantial numbers of people to potential adverse effects. In addition, construction of the project would be subject to all applicable ordinances of the Kern County Building Code (Chapter 17.08), and IBC and CBC earthquake construction standards, including those relating to soil characteristics.

Adherence to all applicable regulations would mitigate any potential impacts associated with seismic ground shaking at the project site. Although the project site would potentially be subject to moderate to strong ground shaking from regional earthquakes, the project would not expose substantial numbers of people to adverse impacts as a result of code compliance. Adherence to all applicable regulations would reduce potential impacts associated with seismic ground shaking at the project site. Although potential impacts associated for this issue area are anticipated to be less than significant, further analysis in the EIR is nevertheless warranted.



- (iii) Seismically induced liquefaction occurs when loose, water-saturated sediments of relatively low density are subjected to cyclic shaking that causes soils to lose strength or stiffness because of increased pore water pressure. Liquefaction generally occurs when the depth to groundwater is less than 50 feet. Based on review of available groundwater data in the site vicinity, groundwater in the area is reported to be more than 50 feet below ground surface. Thus, the potential for liquefaction at the surface is low. Furthermore, the project is not located within a current, mapped California Liquefaction Hazard Zone. Structures constructed as part of the project would be required by state law to be constructed in accordance with all applicable IBC and CBC earthquake construction standards, including those relating to soil characteristics. Nonetheless, the potential for substantial adverse effects to the project due to seismic-related ground failure, including liquefaction, will be examined in the EIR.
- (iv) The project is located in a relatively flat-lying plain and does not contain any steep slopes. Therefore, impacts related to landslides are not anticipated to occur or pose a hazard to the project or surrounding area and no further analysis is warranted.
- (b) The project would employ a combination of mowing, “disk-and-roll” techniques and, where necessary, conventional grading. Disk-and-roll site preparation uses tractors pulling disking equipment to till under vegetation. As a result, project construction would have the potential to result in erosion, sedimentation, and discharge of construction debris from the site. Vegetation clearing and grading activities, for example, could lead to exposed or stockpiled soils susceptible to peak stormwater runoff flows and wind forces. The compaction of soils by heavy equipment may minimally reduce the infiltration capacity of soils (exposed during construction) and increase runoff or erosion potential. An erosion and sediment control plan would be prepared that specifies best management practices (BMPs) to prevent construction pollutants, including eroded soils (such as topsoil), from moving off the site. Although impacts are anticipated to be less than significant with implementation of the project proponent’s approach to site preparation and the County and state requirements, impacts related to soil erosion or the loss of topsoil will be evaluated further in the EIR.
- (c) The project lies in a relatively flat-lying plain where landslides, lateral spreading, subsidence, liquefaction, and collapse are not expected to occur. Impacts related to geologic instability are not anticipated to occur or pose a hazard to the proposed project or surrounding area. However, this issue will be further analyzed in the EIR.
- (d) Expansive soils are fine-grained soils (generally high-plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of a highly expansive soil can result in severe distress to structures constructed on or against the soil. The expansion potential of on-site soils may be classified as very low to low, and special design is not necessary. Nevertheless, the project would be designed to comply with applicable building codes and structural improvement



requirements to withstand the effects of expansive soils. The implementation of Kern County Building Code requirements, as applicable, would minimize the potential impact of expansive soils. The EIR will confirm the presence or absence of expansive soils within the project area.

- (e) The proposed project does not includes a proposal to construct onsite septic systems for O&M facilities. Wastewater from panel washing will be dealt with on site. Further analysis of the soils is necessary to determine compatibility for this use. Further evaluation in the EIR is warranted to identify potential impacts and to formulate avoidance or mitigation measures, if applicable.
- (f) If sensitive paleontological formations are located underground on the project site, ground disturbance could result in impacts to paleontological resources. Thus, a paleontological study for the project will be submitted. Therefore, further evaluation in the EIR is warranted to identify potential impacts and to formulate avoidance or mitigation measures, if applicable.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII	GREENHOUSE GAS EMISSIONS. Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) Greenhouse gas (GHG) emissions emitted by human activity are implicated in global climate change or global warming. The principal GHGs are CO<sub>2</sub>, methane (CH<sub>4</sub>), NO<sub>x</sub>, ozone, water vapor, and fluorinated gases. The temporary construction activities associated with the project, which would involve operation of heavy off-road equipment, on-road trucks (for deliveries and hauling), and construction worker commute trips, would generate GHGs. However, as a solar renewable energy facility, the project is expected to displace traditional sources of electricity production that involves combustion energy sources (e.g., burning coal, fuel oil, or natural gas). As such, the provision of clean, renewable energy by the project would produce GHG-free electricity that is anticipated to offset GHGs that would otherwise be generated by traditional sources of electricity. The potential impacts associated with GHG emissions generated during construction of the project and the potential GHG offsets resulting from operation of the project will be further evaluated in the EIR.
- (b) California has passed several bills and the governor has signed at least three executive orders regarding GHGs. Assembly Bill (AB) 32 (the Global Warming Solutions Act) was passed by the California legislature on August 31, 2006, and requires the state's global warming emissions to be reduced to 1990 levels by 2020. The reduction will be accomplished through an enforceable statewide cap on GHG emissions that was phased in starting in 2012.

In 2002, California established its Renewable Portfolio Standards (RPS) Program, with the goal of increasing the percentage of renewable energy in the state's electricity mix to 20 percent renewable energy by 2017. In 2006, under SB 107, the RPS Program codified the 20 percent goal. The RPS



Program requires electric utilities and providers to increase procurement from eligible renewable energy resources by at least one percent of their retail sales annually until they reach 20 percent by 2017. On November 17, 2008, the governor signed Executive Order S-14-08, requiring California utilities to reach the 33 percent renewable goal by 2020. In 2015, SB 350 was enacted to increase the RPS to 50 percent and reduce greenhouse gas emissions by 40 percent by the year 2030. The project is intended to: (1) reduce importation of power from fossil fuel power plants and (2) contribute to a reduction in GHGs. Heavy equipment operation, truck deliveries, and construction worker commute trips associated with construction of the proposed project would temporarily generate GHGs; however, operation of the project would offset GHGs generated by traditional sources of electricity. The project's potential GHG impacts and the potential GHG offsets resulting from operation of the project will be further evaluated in the EIR.





Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b>					
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within the adopted Kern County Airport Land Use Compatibility Plan, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



or death involving wildland fires?

- h) Would implementation of the project generate vectors (flies, mosquitoes, rodents, etc.) or have a component that includes agricultural waste?

Specifically, would the project exceed the following qualitative threshold:

The presence of domestic flies, mosquitoes, cockroaches, rodents, and/or any other vectors associated with the project is significant when the applicable enforcement agency determines that any of the vectors:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i. Occur as immature stages and adults in numbers considerably in excess of those found in the surrounding environment; and | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Are associated with design, layout, and management of project operations; and   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Disseminate widely from the property; and  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Cause detrimental effects on the public health or well being of the majority of the surrounding population.             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### RESPONSES:

- (a) The project would not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act and is not expected to create a significant hazard to the public or the environment. During construction, the project would include the transport of general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as materials necessary to construct the proposed PV arrays. Project-related infrastructure would not emit hazardous materials or be constructed of acutely hazardous materials or substances that could adversely impact the public or on-site workers. Wastes generated during construction of the project would also be non-hazardous, and would consist of cardboard, wood pallets, copper wire, scrap steel, common trash, and wood wire spools. Although field equipment used during construction activities could contain various hazardous materials (i.e., hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, paints, etc.), these materials are not considered to be acutely



hazardous and would be used in accordance with the manufacturers' specifications and all applicable regulations.

The project would be subject to all local, state, and federal laws pertaining to the use of hazardous materials on the site and would be subject to review by the Kern County Public Health Services Department/Environmental Health Services Division.

The PV panels include semiconductor materials, such as cadmium telluride or Crystalline or amorphous silicon, which are encapsulated within the PV panels. The chemical properties of the semiconductor materials and the construction of the PV panels minimize risk of exposure to human health or the environment. Broken PV panels will be replaced and disposed of off-site in compliance with local, state, and federal laws, and would therefore not be a source of pollution or threat to human health or the environment. Impacts resulting from the transport, use, or disposal of hazardous materials during construction and operation of the proposed project will be evaluated further in the EIR.

- (b) The proposed project would be subject to all local, state, and federal laws pertaining to the use, storage, and disposal of hazardous and non-hazardous materials on the project site and would be subject to review by the Kern County Environmental Health Services Division. However, construction and operation of the project may include the accidental release of hazardous materials, such as cleaning fluids and petroleum products including lubricants, fuels, and solvents. In addition, the proposed project would also include an Energy Storage System (ESS) on each of the three facilities. Each ESS would consist of self-contained battery storage modules placed in racks, converters, switchboards, inverters, transformers, controls, and integrated heating, ventilation, and air conditioning (HVAC) units, all enclosed in one or more buildings or in prefabricated metal containers. If the ESSs use prefabricated metal containers, each container will be a 40-foot-long by 8-foot-wide battery container. Potential hazards associated with ESSs include increased potential for electrical shock and chemical release associated with the batteries used. The ESSs would have a fire rating in conformance with County standards and specialized fire suppression systems would be installed. Also, implementation of established construction controls and safety procedures would reduce the risk of hazardous materials spills and releases. Implementation of BMPs would ensure that hazardous materials used on site during operation would neither be released into the environment nor expose operational personnel to hazardous materials. Nevertheless, the potential impacts from reasonably foreseeable upset or accidental conditions will be further addressed in the EIR.
- (c) The project site is located in a predominantly rural and undeveloped part of Kern County. The nearest school is Tropico Middle School, located approximately 1.5 miles to the east. Additionally, the proposed project is a solar energy generation facility that involves using photovoltaic panels to generate electricity. Project-related infrastructure would not emit hazardous materials or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; however, this impact will be further evaluated in the EIR.



- (d) No known hazardous materials/facilities are located on or within the project site. However, a Phase I Environmental Site Assessment (ESA) has been prepared pursuant to Government Code Section 65962.5. The Phase I ESA includes a search of the subject parcels in the California Environmental Protection Agency (CalEPA) Cortese List, the California Department of Toxic Substances and Control (DTSC) Envirostor database of hazardous substances release sites, and Geotracker, the California database of leaking underground storage tanks. No Recognized Environmental Conditions (RECs) or Controlled RECs were identified. Although no significant impacts are anticipated, there is the potential for the discovery of unknown hazardous materials. Therefore, the impacts from hazardous material sites are considered potentially significant and will be further analyzed in the EIR.
- (e) The project area is not located within an area covered by the Kern County Airport Land Use Compatibility Plan (ALUCP). The nearest airports to the project sites are the Little Buttes Antique Airfield, located approximately 2 miles south of the proposed project area in Los Angeles County, the Lloyd's Landing Airport located approximately 3.5 miles north of the proposed project area, the Rosamond Skypark approximately 2.75 miles to the northeast, the Mojave Air and Space Port approximately 15 miles to the northeast. Safety hazards are not anticipated for people residing or working in the project area with respect to the project's proximity to an airport. Therefore, there would be no anticipated impacts related to proximity to an airport and no further analysis is warranted.
- (f) The project would not interfere with any existing emergency response plans, emergency vehicle access, or personnel access to the project site. The project site is located in a remote area with several alternative access roads allowing access to the project site in the event of an emergency. Access would be maintained throughout construction, and appropriate detours would be provided in the event of potential road closures. Therefore, no impacts related to impairment of the implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan are anticipated. Nevertheless, the potential for project construction-related traffic to impair or interfere with emergency response or evacuation plans will be evaluated in the EIR.
- (g) Construction and operation of the proposed project would not result in increased risk of wildfires in the area. The California Department of Forestry and Fire Protection (CalFire) publishes Fire Hazards Severity Zone Maps for the State Responsibility Areas (SRA), however the project site is not within a State Responsibility Area. The project site is in a local responsibility area (LRA), in which the County of Kern is responsible for providing fire protection. The Kern Multi Jurisdiction Hazard Mitigation Plan identifies the project site as lying within two LRA Fire Severity Zones: (a) moderate and (b) non-wildland/non-urban. The project would comply with all applicable wildland fire management plans and policies established by CalFire and the Kern County Fire Department (KCFD). Accordingly, the project is not expected to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Although impacts are anticipated to be less than significant, further analysis of this issue will be discussed in the EIR.



- (h) (i.-iv.) The proposed project is a solar energy generation facility that would result in the construction of PV arrays and other ancillary facilities. Project-related infrastructure is not expected to result in features or conditions (such as standing water, agricultural products, agricultural waste, or human waste) that would provide habitat for vectors such as mosquitoes, flies, cockroaches or rodents. Construction workers would generate only small quantities of solid waste (i.e. trash) that would be appropriately stored for permanent disposal offsite. Therefore, potential impacts are anticipated to be negligible, however further analysis is warranted.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X HYDROLOGY AND WATER QUALITY. Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) result in a substantial erosion or siltation on –or off-site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	iv) impeded or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| d) In flood hazard, tsunami, seiche zones, risk release of pollutants due to project inundation?                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**RESPONSES:**

- (a) The project site is within the Lahontan Regional Water Quality Control Board (RWQCB) jurisdiction. Project construction activities have the potential to result in erosion, sedimentation, and discharge of construction debris, and could result in the discharge of wastewater and urban runoff at the project site. If not properly managed, this wastewater could violate the water quality standards or waste discharge requirements of the RWQCB, or otherwise degrade surface or ground water quality. However, as noted in Geology (b), above, in compliance with the Kern County permit requirements, appropriate BMPs would be implemented to reduce potential water quality impacts. To reduce sediment production and storm water pollution, the project proponent would prepare and implement a project-specific drainage control plan, if necessary, which would include applicable BMPs to reduce the potential for erosion and sedimentation that could result from construction of the project. Erosion controls consist of source control measures that are designed to prevent soil particles from detaching and being transported by or in storm water runoff. Therefore, impacts related to water quality during construction would be considered less than significant. Although significant impacts related to water quality are not anticipated during construction, a comprehensive drainage study will be included in the EIR.

The project would develop areas of impervious surfaces on the project site, including foundation pads for inverters, switchgear, and transformers. These impacts will be addressed further in the EIR.

- (b) Water use for the proposed project would be needed primarily during construction activities, and non-potable water would be brought to the site for soil conditioning and dust suppression. It is anticipated that approximately 500 AF (acre feet) of water would be required for the project during the 10 to 12-month construction phase. Water use during operation of the project would be limited primarily for panel washing. It is expected that operation of the project would require approximately 19 AF of water per year. During construction, potable water would be provided for drinking and domestic needs for construction workers. The project is undeveloped, relatively flat, and covered with soils that allow for stormwater percolation. Although impervious surfaces required for the inverters, transformers, and other infrastructure would be minimized as much as possible, they could affect groundwater recharge. Thus, impacts related to groundwater supplies and the drainage patterns of the site, as well as the potential for increased erosion or siltation, are potentially significant and will be evaluated in the EIR.



- (c) (i-iv) The project site has elevations ranging from 2,300 to 2,800 feet. The project site will be minimally graded to ensure a consistent and level grade that would avoid water collection and ponding. Where feasible, mowing or “disk and roll” techniques will be utilized. Although no known stream course will be altered as a result of the project, a hydrology study has been prepared for the project in accordance with Kern County requirements. The project is not expected to significantly affect the flow patterns of any existing drainage courses in the vicinity. Additionally, the selected solar panel technology creates minimal obstruction to the existing sheet flow pattern of storm flows on the site. As noted in (a) above, the project proponent would prepare and implement a project-specific drainage control plan, if necessary, which would include applicable BMPs to reduce the potential for erosion and sedimentation that could result from construction of the project. There would be a slight increase in imperviousness of the soil on the site due to minor grading, construction and compaction activities, and could result in an increase in sheet flow across the site. A storm water pollution prevention plan (SWPPP) and/or Drainage Control Plan, as necessary, would be prepared that will provide proper control and treatment of any stormwater prior to discharge. These impacts will be addressed further in the EIR.
- (d) The project is not located near an ocean or enclosed body of water, and therefore would not be subject to inundation by seiche or tsunami. Mudflows are a type of mass wasting or landslide, where earth and surface materials are rapidly transported downhill under the force of gravity, and are often triggered by heavy rainfall and soil that is not able to sufficiently drain or absorb water and the super-saturation results in soil and rock materials to become unstable and slide away. Due to the relatively flat topography of the project and surrounding area, the potential to be inundated by mudflow is considered remote. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the entire project site is designated as Zone A, meaning the area subject to inundation by the one percent chance flood event. The 100-year flood, also known as the base flood, is the flood that has a one percent chance of being equaled or exceeded in any given year. The project would be reviewed by the Kern County Public Works Department for adherence to all applicable floodplain management standards. Further analysis is required in the EIR.
- (e) As discussed in item (b) above, water demand during the project’s construction phase would be limited to site preparation and dust suppression and for use by construction personnel. Approximately 500 acre-feet of water would be required during the construction phase. The estimated demand for operation of the facility, including periodic PV module washing is 4.4 acre-feet per occurrence, four times a year, for a total of 19 acre-feet per year. Water for operational use would also be trucked to the sites. A water supply assessment will be completed for the project to analyze potential impacts to groundwater. Relative to a sustainable groundwater management plan, the project site is located within the Antelope Valley Groundwater Basin. The Antelope Valley Groundwater Basin is an adjudicated basin, with all water rights having been previously prescribed. As such, all water usage for the project will conform to existing adjudication plans. This impact will be further analyzed in the EIR.





Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. LAND USE AND PLANNING.</b>					
Would the project:					
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### RESPONSES:

- (a) The project would be developed on primarily open desert land, and fallow agricultural land. The surrounding area is primarily open desert, permitted solar energy generating facilities, or land in agricultural production. There are scattered residentially developed properties surrounding the project site. The nearest community (Rosamond) is located approximately 5.5 miles to the east of the project site. The project is not anticipated to physically divide or restrict access to the Community of Rosamond or any other community and no further analysis is warranted.
- (b) The proposed project is located within the Willow Springs Plan area and has land use designations of 5.3/4.4 (Residential, Maximum 10 units/net acre/Comprehensive Planning Area), 5.3/2.85/4.4(Residential, Maximum 10 units/net acre/Noise Management Area/Comprehensive Planning Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6 (Residential, Maximum 2.5 gross acres/unit), and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), 7.1 (Light Industrial), 7.1/4.4 (Light Industrial/Comprehensive Planning Area), 7.2/4.4 (Service Industrial/Comprehensive Planning Area) as shown in **Figure 2, Existing Willow Springs Specific Plan Designations**.

The sites are zoned A (Agriculture), E (2.5), and OS as shown in **Figure 3, Existing Kern County Zoning Classifications**. The project proponent has proposed a zone change from E (2.5) to A and from OS to A as part of the project. According to the Kern County Zoning Ordinance Section 19.12.030 G, solar energy electrical generators when not accessory to a permitted or conditionally permitted use are permitted within the A Zone District subject to approval of a CUP.

A portion of the site has been requested to be changed from the existing classification to include the Flood Plain Secondary (FPS) Combining District. The purpose of the FPS Combining District



is to prohibit any uses at the site that may increase the chance of flooding, as well as uses such as septic systems and water wells unless approved by the Kern County Engineering and Surveying Services Department. The regulation established by the FPS Combining District shall be in addition to the regulations of the base district with which the FPS Combining District is combined.

A portion of the project site is designated with the 2.85 (Noise Management Area) Physical Constraint Map Code per the Willow Springs Specific Plan (WSSP). Areas with a designation of 2.85 are subject to severe aircraft noise impacts equal to or exceeding the 65 decibel range. Further evaluation is warranted to identify potential impacts and formulate avoidance or mitigation measures.

The project proponent also requested a Specific Plan Amendment to amend the Circulation Element of the Willow Springs Specific Plan to eliminate the future road reservation along portions of the section and midsection lines of Sections 20, 21, 28, 29, 32 and 34 T9N R13W, SBB&M. The zoning classifications of the project site are consistent with its Specific Plan map code designations. Therefore, with approval of the requested CUPs as described above, the project would not have the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

The Lead Agency notes that with the implementation of numerous renewable energy projects, cumulative effects of utility-sized solar power generation facilities, there is the potential for outside factors – such as the development of newer technology, changes in state or national policy that encourages the construction of such facilities, or other economic factors – to result in the abandonment of such facilities by the project proponent. Discussion of potential impacts associated with the abandonment of solar facilities will be discussed in the EIR. The military has identified potential conflicts of users of the radio frequency spectrum located both on and off military installations as an area to be reviewed for compatibility issues. Operations of unmanned radio-controlled aircraft flights can have electronic interference from other sources of radio signals from telemetry equipment associated with the solar facility. The Project would not use telemetry or microwave communication antennas. The impacts of the project with regard to its consistency with the Willow Springs Specific Plan for the purpose of avoiding or mitigating an environmental effect would be further discussed in the EIR.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII.	MINERAL RESOURCES. Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**RESPONSES:**

- (a) The project site is not: (a) designated as a mineral recovery area by the Willow Springs Specific Plan, (b) identified as a mineral resource zone by the Department of Conservation's State Mining and Geology Board, or (c) designated by the State Department of Conservation – Geologic Energy Management (CalGEM) Division recognized oil field. Construction and operation of the proposed project would not interfere with mineral extraction and processing, and would not have significant impacts on future mineral development. There are no properties designated as 8.4 (Mineral and Petroleum [minimum 5-acre parcel size]) or 8.5 (Resource Management [minimum 20- acre parcel size]) by the Willow Springs Specific Plan adjacent to or in close proximity of the project. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the State and no further analysis is warranted.
- (b) As previously mentioned, the project site is not located within a mineral recovery site designated by the Willow Springs Specific Plan. The project site is not located within the NR (Natural Resources) or PE (Petroleum Extraction) zoned districts. Therefore, the installation of the solar facilities would not preclude future mineral resource development nor would it result in the loss of a locally important mineral resource recovery site and no further analysis is warranted.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIII. NOISE.</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in the ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of, excessive ground borne vibration or ground borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within the Kern County Airport Land Use Compatibility Plan, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) Land uses determined to be “sensitive” to noise as defined by the Willow Springs Specific Plan include residential areas, schools, convalescent and acute care hospitals, parks and recreational areas, and churches. The Specific Plan Noise Element sets a 65 dBA (A- weighted decibels) Ldn limit on exterior noise levels for stationary sources (i.e., non-transportation) at sensitive receptors. The closest offsite noise sensitive receptors to the project are residential structures located within 100 feet, specifically located along 60th Street West, 65th Street West, 80th Street West, 90th Street West, and Gaskell Road. Noise generated by the proposed project would occur primarily during the construction phase, as the long-term operation of the solar facility would be relatively quiet. There would not be any substantial noise-generating equipment located at the project during operations. The project proponent would be required to adhere to the provisions outlined in the Noise Control Ordinance in the Kern County Ordinance Code Section 8.36.020 and the Specific Plan Noise Element, however, this impact will be analyzed further in the EIR.



- (b) Groundborne vibration and groundborne noise could originate from the operation of heavy off-road equipment during the construction phase of the project. The project will utilize impact/vibrating post drivers for panel racking construction. The project would be expected to comply with all applicable requirements for long-term operation, as well as with measures to reduce excessive groundborne vibration and noise to ensure that the project would not expose persons or structures to excessive groundborne vibration. Operation of the proposed project is anticipated to emit minimal groundborne vibration and/or noise. Further analysis of groundborne vibration and groundborne noise will be included in the EIR.
  
- (c) Due to the quiet nature of solar facilities, operation of the project would generate very little noise. Traffic during the operational phase of solar facility would be for routine access and maintenance activities and would primarily consist of personal vehicles for a small maintenance crew. Nonetheless, a noise analysis will be included in the EIR to determine the project's consistency with the Kern County Noise Ordinance (Kern County Code of Ordinances, Title 8, Chapter 8.36), the Willow Springs Specific Plan, and any other applicable regulations. Thus, further analysis of ambient noise levels and the project's potential impact on those levels will be included in the EIR.
  
- (d) The nearest private airstrip is the Little Buttes Antique Airfield located approximately 2 miles south of the proposed project area and immediately west of the 80th Street interconnection line in Los Angeles County. The private airfield consists of an approximately 2,900-foot long dirt runway. The Rosamond Sympark Airport is located approximately 2.5 miles northeast of the proposed project area and approximately 2.9 miles north of the Rosamond Boulevard interconnection line. The Rosamond Skypark is a private facility with an approximately 3,600 foot runway. Lloyd's Landing Airport is a private facility located approximately 3.5 miles north of the proposed project site and it has an approximately 1,370-foot long dirt runway. The project is located in the Edwards Air Force Base Flight Corridor and is subject to higher noise levels. Further analysis of impacts to individuals working in the project area will be included in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING.</b>				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### RESPONSES:

- (a) Although the proposed project would provide new temporary employment, long-term employment opportunities would be minimal. Maintenance personnel are expected to visit the project site several times per year for routine maintenance and PV modules may be cleaned up to four times a year. During the operational phase, the project would have up to two to four full-time equivalent (FTE) staff. The entire construction process is estimated to take approximately 10 to 12 months. The average daily workforce is expected to consist of an average of 500 to 600 construction, supervisory, support, and construction management personnel, with a peak workforce of 800 individuals for short periods of time. Construction workers are expected to travel to the project site from various local communities, such as Rosamond, Mojave, Lancaster or other local towns and the majority would likely come from the existing labor pool. The number of workers anticipated to relocate to the area is not expected to be substantial. If temporary housing should be necessary, it is expected that accommodations would be available in the nearby hotels in Rosamond, Mojave, Lancaster, or other local towns. Therefore, the project would not directly or indirectly induce the development of any new housing or businesses. Established local thresholds of significance for housing and population growth pursuant to the State *CEQA Guidelines*, Section 15064.7, include effects that would induce substantial growth or concentration of a population beyond County projections, alter the location, distribution, density, or growth rate of the population beyond that projected in the Specific Plan, result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the County to meet housing objectives set forth in the Specific Plan Housing Element. Impacts associated with population growth would



- not occur, and further analysis is not warranted.
- (b) The project proposes to build and operate a solar generating facility but would not displace existing housing or people. The project site is currently undeveloped, as such no households would be required to relocate as a result of the proposed project. Therefore, displacement of existing housing or people would not occur, and further analysis of this issue is not warranted in the EIR.



Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. PUBLIC SERVICES.</b>					
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services:					
i)	Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v)	Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**RESPONSES:**

- (a) (i) Fire suppression and emergency medical services are provided by the Kern County Fire Department (KCFD). The primary fire station that would serve the project site is the KCFD Station 15 located approximately 3.5 miles east of the proposed project site. Adherence to all applicable regulations would reduce wildfire ignitions and prevent the spread of wildfires. However, project construction and operation activities may result in increased need for firefighting personnel and facilities. Given the location of the project in the rural environment and KCFD's obligation to respond to all structure fires in their jurisdiction, fire-fighting capacity in the project area could result in potential impacts on fire services from construction and operation of the solar facilities. This will be evaluated in the EIR.





- (ii) Law enforcement services in the project area are provided by the Kern County Sheriff's Office (KCSO). The closest station to the project site is the Green Empire Substation, located approximately 4.5 miles east of the project site. Although the potential is low, the project may attract vandals or other security risks, and construction activities would result in increases in traffic volumes along surrounding roads, which could increase demand on law enforcement services. Access would be limited to the project during construction and operation, thereby minimizing the need for police services; nonetheless, the project's impacts on sheriff services are potentially significant and will be evaluated in the EIR.
- (iii) The entire construction process is estimated to occur over the course of a 10–12 month period. An average of 500 to 600 daily on-site workers, and a peak workforce of 800 workers could be required for project construction. It is expected most of these workers would live in the region and would commute to the project site from where their children are already enrolled in school. Even if workers came from out of the area, they would likely return to their out-of-town residences once the facilities were built and would not take their children out of their current schooling situation. Therefore, temporary increases in population are not expected to adversely affect local school populations. Employees would likely commute to the project from their existing permanent residences, however, even if the maintenance employees were hired from out of the area and had to relocate to eastern Kern County, the resulting addition of potential families to this area would not result in a substantial increase in the number of users at local schools. The project is not expected to have an impact on local schools and therefore will not be analyzed in the EIR.
- (iv-v) The temporary workers during the construction period (an average of 500-600 workers and a peak workforce of 800 workers) would not result in a substantial additional demand for parks or other public facilities such as post office, courthouse, and/or library services. Employees would likely commute to the project from their existing permanent residences, however even if the maintenance employees were hired from out of the area and relocated to eastern Kern County, the resulting potential addition of families to the area would not result in a substantial increase in the number of users of local parks or other public facilities and need not be further analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**RESPONSES:**

(a)-(b) The project does not include new recreational facilities and would not appreciably increase demands on existing facilities. The average daily workforce during construction is expected to consist of 500-600 personnel, with a peak workforce of 800 personnel for short periods of time. The temporary increase in use of recreation facilities during construction that might be caused by an influx of workers would be minimal. Monitoring of operational activities will be done from an off-site location. However, even if the maintenance/monitoring employees were hired from out of the area and relocated to eastern Kern County, the resulting addition of families to this area would not result in a substantial increase in the number of users at local parks. As a result, there would not be a detectable increase in the use of parks or other recreational facilities. Impacts would not occur, and further analysis is not warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVII. TRANSPORTATION</b>				
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3 (b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) The surrounding roadway system is characterized by two-lane rural streets with minimal traffic. The project site would obtain access from existing roads. Construction activities associated with the project would temporarily contribute to traffic volumes on these nearby roadways. Worker commute vehicles would account for the majority of traffic trips to the site. During the construction phase, it is estimated there would be an average of approximately 1,000-1,200 passenger vehicle trips per day, and a peak of approximately 1,600 passenger vehicle trips per day for workers commuting to and from the project site. Construction is also estimated to generate an average of 52 truck trips per day (26 daily round trips) for delivery of construction equipment and materials. It is anticipated that the decommissioning phase of the project would take four months to complete; daily vehicle trips during the decommission phase are anticipated to be equal to those during the construction phase. Operation of the project would require employees, who would commute to the site. Trip generation during the operational phase, which also includes occasional truck deliveries during maintenance activities, would not likely result in a substantial increase in traffic in relation to the existing roadway capacity nor congestion at intersections. Project-generated traffic would result in vehicle miles traveled (VMT) and will therefore need to be analyzed for consistency with state and local guidance.



The project includes requests to amend the Willow Springs Specific Plan Circulation Plan to eliminate future road reservations as shown on **Figure 6, *Proposed Amendment to Willow Springs Specific Plan Circulation Plan***. Unlike summary vacations (for which it has been confirmed no public utility easement(s) are within the boundaries of the proposed vacation), for non-summary vacations it has been confirmed (or there is the potential) that utility easement(s) are within the boundaries of the proposed vacations. The potential impacts on the local roadway system from construction and operational related vehicle trips will be evaluated further in the EIR.

- (b) As described in (a), above, the proposed project would generate vehicle trips. Thus, the proposed project has the potential to exceed any LOS standard established by the County Congestion Management Plan for designated roads and highways. Implementation of the proposed project would generate traffic on the existing roadway network. As such, impacts are considered potentially significant. This impacts will be discussed and analyzed in the EIR.
- (c) A number of existing dirt roads within the project site would be graded, widened, and/or compacted to provide adequate construction and maintenance access to the project facilities. New access roads would be constructed where required. All site access roadways would be private and gated to restrict public use; all modifications to existing onsite access roads and any new access roads created are not expected to result in an increase to public transportation hazards due to design or incompatible use. Access to the project site may also require improvements to highway off-ramps and/or local roadways. Impacts are anticipated to be less than significant, but further analysis in the EIR is warranted.
- (d) As described in item (a) above, construction of the project would generate vehicle trips, which could temporarily increase the daily traffic volumes on local roadways and intersections. However, the project would not physically impede the existing emergency response plans, emergency vehicle access, or personnel access to the site. The project site and vicinity are accessible via a number of existing roads, with alternative access roads allowing easy access in the event of an emergency. Therefore, no adverse impacts related to impairment of the implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan is anticipated. Impacts are considered less than significant but will be discussed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

**XVIII. TRIBAL CULTURAL RESOURCES.**

Would the project:

a)

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Sec.21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources defined in Public Resources Code section 5020.1 (k) or

ii) A recourse determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native America tribe.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

(a)(i-ii) The proposed project has the potential to impact tribal cultural resources. All tribes with possible cultural affiliation and interest within the project area will be notified, per Assembly Bill 52 and a cultural survey will be conducted for the proposed project. Further evaluation in the EIR is



warranted to identify potential impacts to tribal cultural resources and to formulate avoidance or mitigation measures, if applicable.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b>				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) The proposed project would not require new water or wastewater disposal systems to be constructed, as permanent operation or maintenance staff would not be onsite. Potable water would



be brought to the site for drinking and other domestic needs during construction. Water for panel washing would be brought in by trucks. The project is not proposing construction of any new or expanded water or wastewater treatment facilities, and, therefore, this issue will not be addressed further in the EIR.

- (b) Water for construction and panel washing would be provided by a local water purveyor (Antelope Valley East Kern Water Agency) and could be trucked to the sites. Potable water would also be brought to the site for drinking and domestic needs during construction. Construction of the project would require approximately 500 AFY of water. It is expected that operations of the project would require approximately 19 AFY of water per year. The project is not anticipated to impact water supplied and new or expanded entitlements would not be required. However, this issue will be further discussed in the EIR.
- (c) The proposed project would generate a minimal volume of wastewater. Wastewater generated during construction would be contained within portable toilet facilities and hauled away for treatment at an approved facility. No permanent onsite staff are proposed and the installation of a septic system would not be required. Maintenance personnel are expected to visit the project site several times a year for routine maintenance. Therefore, the project would not exceed wastewater treatment requirements of the Lahontan RWQCB. Impacts would be less than significant and further analysis is not warranted in the EIR.
- (d) The proposed project is not expected to generate a significant amount of waste that would exceed the capacity of local landfills. Materials brought to the project site would be used to construct facilities, and few residual materials are expected. Non-hazardous construction refuse and solid waste would be either collected and recycled or disposed of at a local Class III landfill, while any hazardous waste generated during construction would be disposed of at an approved location. The closest Class III municipal landfill is the Mojave Recycling and Sanitary Landfill (RSLF), which is located approximately 12 miles northeast of the project. It is not anticipated that the amount of solid waste generated by the proposed project would exceed the capacity of local landfills. Further analysis of this issue will be included in the EIR.
- (e) The project would generate solid waste during construction, operation, and decommissioning, thus requiring the consideration of waste reduction and recycling measures. The 1989 California Integrated Waste Management Act (AB 939) requires Kern County to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the proposed project design. The proposed project would be required to comply with the 1989 California Integrated Waste Management Act and the California Solid Waste Reuse and Recycling Access Act of 1991. Further analysis of this issue will be included in the EIR.





Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XX. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, or other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) The California Department of Forestry and Fire Protection (CalFire) publishes Fire Hazards Severity Zone Maps for the State Responsibility Areas (SRAs), however, the project site is not located within an SRA. The project site is located in a Local Responsibility Area (LRA), in which the County of Kern is responsible for providing fire protection. The Kern Multi Jurisdiction Hazard Mitigation Plan identifies the project site as lying within two LRA Fire Severity Zones: (a) moderate, and (b) non-wildland/non-urban. The project would not interfere with any existing emergency response plans, emergency vehicle access, or personnel access to the project site. The



project site is located in a remote area with several alternative access roads allowing access to the project site in the event of an emergency. Access would be maintained throughout construction, and appropriate detours would be provided in the event of potential road closures. Therefore, impacts related to impairment of the implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan are expected to be less than significant. Nevertheless, further analysis will be conducted in the EIR.

- (b) The project site is located within a relatively flat area, the project site is not anticipated to expose project occupants to pollution concentrations from a wildfire or the uncontrolled spread of a wildfire due to slopes, prevailing winds or other factors, or pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project would comply with all applicable wildland fire management plans and policies established by CalFire and the Kern County Fire Department . Although impacts are anticipated to be less than significant, further analysis will be discussed in the EIR.
- (c) The proposed project is for the development of a solar energy generation and storage facility. This facility would include the construction of power transmission lines, inverters, roads, and energy storage facilities. Due to the presence of electrical equipment on the site, this proposed project has the potential to exacerbate wildfire risk and will be further analyzed in the EIR.
- (d) The project site is not considered to be a high risk area for landslides as it is relatively flat and is not subject to post-fire slope instability, or drainage changes that would expose people or structures to significant risks. A hydrology study would be prepared for the project in accordance with Kern County requirements and a SWPPP and/or Drainage Control Plan, as necessary, would be prepared for the project. Further analysis will be conducted in the EIR.



Issues (and Supporting Information Sources):				Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XXI.	MANDATORY	FINDINGS	OF				
	SIGNIFICANCE.						
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- (a) Impacts to biological or cultural resources are currently unknown. Studies for the project areas are currently being conducted. The EIR's biological, cultural, and tribal cultural resources sections will discuss specific project impacts on plants and wildlife including avian species, and impacts to cultural, and tribal cultural resources. The document will also evaluate the project's contribution to cumulative biological, cultural, and tribal cultural resources impacts and propose mitigation that will reduce the impacts to less-than-significant levels, where feasible.



- (b) The project has the potential to cumulatively contribute to aesthetics, air quality, biological resources, cultural resources, tribal cultural resources, greenhouse gas emissions, traffic, and wildfire impacts. The EIR will evaluate the project's contribution to cumulative impacts in these and other areas as impacts are identified.
  
- (c) The proposed project would not result in the long-term operation of any emission sources that would adversely affect nearby sensitive receptors. However, short-term construction activities could result in temporary increases in pollutant concentrations. Pollutants of primary concern commonly associated with construction-related activities include toxic air contaminants, asbestos, and fugitive dust. Within the project area, the potential for increased occurrences of Valley Fever is also of concern. Human health impacts from the short-term cumulative contribution to air quality impacts will be further evaluated in the EIR.

Appendix B  
**Farmland Conversion  
Memorandum**



# Memorandum

<b>To:</b>	Dallas Pugh, sPower
<b>From:</b>	Lance Unverzagt and Mary Bilse, ICF
<b>Date:</b>	October 5, 2020
<b>Re:</b>	Raceway 2.0 Solar Project: Farmland Conversion Memo

Dear Mr. Pugh,

This memorandum provides information regarding the agricultural status of the property related to the Raceway 2.0 Solar Project in Kern County, California. Information regarding the existing conditions, site history, planning regulations, and potential impacts pursuant to the California Environmental Quality Act (CEQA) are described. Additionally, Kern County Cancellation of a Land Use Contract or Land Use Agreement forms for the Raceway Solar 4 parcels (APNs 374-011-04 and 374-011-11) (Form 107) and Title Reports are also attached (Attachments A and B).

## Project Overview

sPower Development Company, LLC (sPower) proposes the Raceway 2.0 Solar Project (project) to construct and operate photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity in the form of advanced energy battery storage units on approximately 1,330 acres of privately owned land, across six (6) separate sites in the unincorporated area of eastern Kern County, California (Figure 1, Regional Vicinity Map).

The project includes solar development with solar photovoltaic (PV) panels, generators, foundations, and transformers, and preferred and alternative generation-tie routes. The power generated by the proposed project would be interconnected to an existing transmission network. The project has four interconnection options:

- Option 1A: Previously approved collector substation (Big Sky North Substation) – 100th Street West via Avenue A.
- Option 1B: Previously approved collector substation (Big Sky North Substation) – 100th Street West via 90th Street to Avenue A-8 to 95th Street to Avenue B.
- Option 2: Previously approved collector substation (Big Sky North Substation) – 110th Street.
- Option 3: Previously approved collector substation (Big Sky North Substation) – 80th Street West.
- Option 4: Los Angeles Department of Water and Power (LADWP) Proposed Substation.

## Project Location and Setting

The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West (Figure 2, Aerial Location Map). Land uses in the region include a mix of undeveloped land, agriculture, residential, recreational, and renewable energy projects (solar and wind). Desert vegetation dominates the project site and region and topography across the project site is relatively flat. The major north-south route in the region is SR 14, a four-lane highway located approximately 4 miles east of the proposed project. The major east-west route near the proposed project is SR 58, which is also a four-lane highway, located approximately 14 miles north of the proposed project. Paved and unpaved roadways, generally following section lines, are found throughout the area. Figure 1 shows the regional location of the site. The project is in an area of low population density and is traversed by a network of dirt roads. The project site, which consists of undeveloped, privately owned land, covers approximately 1,330 acres, and is located within Kern County Zone Map Area 231 (Figure 3, Zone Map). Table 1 lists the Assessor Parcel Numbers (APNs) and acreages of each of the six sites. The individual project sites are not currently under cultivation. Many of the lands surrounding the site have either been approved or are in the planning stages for development for solar and/or wind energy. This area of the county is recognized by the National Renewable Energy Laboratory as having solar and wind resources that are suitable for renewable energy development.

<b>Table 1: Project Assessor Parcel Numbers and Acreage</b>			
	Megawatts (MW)	APNs	Acres
<b>Raceway Solar 1</b>	15	374-020-42, 374-020-40, 370-020-47, 370-020-48	95
<b>Raceway Solar 2</b>	20	374-250-04, 374-020-55	90
<b>Raceway Solar 3</b>	106	374-210-08, 374-011-13, 374-250-03, 374-250-01, 374-250-09, 374-250-08	510
<b>Raceway Solar 4</b>	70	374-011-04, 374-011-11	315
<b>Raceway Solar 5</b>	60	374-440-01, 374-440-02, 374-440-03, 374-440-04, 374-440-05, 374-440-06, 374-440-07, 374-440-08, 374-011-08	240
<b>Raceway Solar 6</b>	20	374-011-07	80
<b>Total Megawatts</b>	<b>291</b>	<b>Proposed Solar Project Total Acreage</b>	<b>1,330</b>



# Existing Agricultural Character

## State of California

The United States Department of Agriculture (USDA), reported the State of California had 24.3 million acres of land dedicated to farm and ranch use in 2019, with 69,900 farms and ranches in operation at that time (USDA NASS 2020). According to the California Department of Food and Agriculture (CDFA), in 2017, these operations were valued at \$50.13 billion (CDFA 2018).

## Kern County

Kern County has a long history of agricultural operations and agriculture makes a significant contribution to the economy of the state. According to the Kern County Agricultural Crop Report, in 2018, agriculture in Kern County accounted for a gross value of approximately \$7.5 billion (Table 2). According to the USDA 2017 Census of Agriculture, in Kern County in 2017, the average farm size was 1,326 acres (USDA NASS 2017).

Table 2: Agricultural Product Values for Kern County in 2018	
Product	Total Value
Fruit and Nut Crops	\$ 5,147,712,000
Seed Crops	\$ 7,876,000
Field Crops	\$ 331,573,000
Vegetable Crops	\$ 770,301,000
Nursery Crops	\$ 122,473,000
Industrial and Wood Crops	\$ 14,925,000
Livestock and Poultry	\$ 272,181,000
Livestock and Poultry Products	\$ 687,292,000
Apiary Products	\$ 111,819,000
<b>Total</b>	<b>\$ 7,466,152,000</b>

Source: 2018 Kern County Agricultural Crop Report

The top agricultural commodities in the County in 2018 were grapes, almonds, pistachios, citrus, and milk, which together had a gross value of more than \$4.4 billion (Table 3). The majority of Kern County's agricultural production is located in the San Joaquin Valley, outside of the proposed project site.

<b>Table 3: Top Twenty Commodities and Value of Products Sold in Kern County, 2018</b>		
<b>Rank</b>	<b>Commodity</b>	<b>Value</b>
1	Grapes	\$ 1,512,473,000
2	Almond, Including By-Products	\$ 1,235,158,000
3	Pistachios	\$ 1,143,972,000
4	Citrus, Fresh & Processing	\$ 1,063,063,000
5	Milk, Market & Manufacturing	\$ 591,895,000
6	Carrots, Fresh & Processing	\$ 398,286,000
7	Cattle & Calves	\$ 254,995,000
8	Alfalfa	\$ 114,991,000
9	Apiary	\$ 111,819,000
10	Nursery, Fruit and Tree Nut Trees & Vines	\$ 96,641,000
11	Eggs & Egg Products	\$ 91,115,000
12	Silage & Forage	\$ 87,538,000
13	Potatoes	\$ 87,477,000
14	Pomegranates, Fresh & Processing	\$ 74,019,000
15	Garlic, Fresh & Processing	\$ 71,392,000
16	Cotton, Including Processed Cottonseed	\$ 67,634,000
17	Tomato, Fresh & Processing	\$ 51,792,000
18	Bell Peppers, Fresh & Processing	\$ 41,674,000
19	Onions	\$ 38,249,000
20	Pasture, All	\$ 38,048,000

Source: 2018 Kern County Agricultural Crop Report

## Project Site

The project site consists of largely undeveloped desert land, with scattered residential uses in the project vicinity. The project site is comprised of non-agricultural uses, and no current agricultural uses are on or adjacent to the project site. Kern Department of Agriculture's GIS farming records indicate that portions of the project site have been cultivated from 1998 to 2018 (Kern County 2020). Although Raceway Solar 4 (APNs 374-011-04 and 374-011-11) is zoned for agricultural use, available Kern Department of Agriculture's GIS farming records indicate there has been no agricultural crop production on the Raceway Solar 4 parcel from 1997 to the present (Kern County 2020). The entire project site is located within Agriculture Preserve No. 24, as is the standard practice in Kern County for any land that is zoned A (Exclusive Agriculture).

# Land Use Designations

## General Plan Land Use Designations

The proposed project is located within unincorporated Kern County and within the jurisdiction of the Willow Springs Specific Plan. The proposed project has land use designations of 5.3/4.4 (Residential, Maximum 10 units/net acre/Comprehensive Planning Area), 5.3/2.85/4.4 (Residential, Maximum 10 units/net acre/Noise Management Area/Comprehensive Planning Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6 (Residential, Maximum 2.5 gross acres/unit), and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), 7.1 (Light Industrial), 7.1/4.4 (Light Industrial/Comprehensive Planning Area), and 7.2/4.4 (Service Industrial/Comprehensive Planning Area) (Figure 4, Existing Willow Springs Specific Plan Designations). The proposed Raceway 2.0 Solar Project is consistent with the Willow Springs Specific Plan land use designations.

## Zoning

The project site is within three zoning districts: Exclusive Agriculture (A), Estate (E 2.5), and Open Space (sPower 2020) (Figure 5, Kern County Zoning Designations). The existing zoning is consistent with the Willow Springs Specific Plan land use designations. However, the project proposes to rezone those parcels within the Estate zone district to the Exclusive Agriculture zone district. Pursuant to Sections 19.12.020 and 19.12.030 of the Kern County Zoning Ordinance, solar facilities are permitted on areas zoned for Exclusive Agriculture (A) subject to a conditional use permit (CUP). Therefore, the portions of the project site that are zoned Estate (E) and Open Space (OS) are proposed to be rezoned to Exclusive Agriculture (A), along with respective CUP applications (Figure 6, Proposed Zoning). The project proposes to amend the Willow Springs Specific Plan Land Use and Circulation Elements to maintain consistency with the plan. The proposed discretionary actions are consistent with the Kern County Zoning Ordinance regulations for solar uses. Zoning classifications surrounding the project site are similar to those within the project site.

## Important Farmlands

### Farmland Mapping and Monitoring Program

The California Department of Conservation has prepared Maps of Important Farmlands as part of its Farmland Mapping and Monitoring Program (FMMP). These maps are prepared for most of the State's agricultural areas based on information from the USDA Natural Resources Conservation Service's (NRCS) soil survey maps, land inventory and monitoring criteria developed by the NRCS, and land use information mapped by the California Department of Water Resources (DWR). These criteria are generally expressed as definitions that characterize the land's suitability for agricultural production, the physical and chemical characteristics of the soil, and actual land use. The farmland mapping categories and their definitions are:

- **Prime Farmland (P):** Irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been irrigated for production of irrigated crops at some time during the four

years prior to the mapping date. There are approximately 247 acres of Prime Farmland within the Project Site.

- **Farmland of Statewide Importance (S):** Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than Prime Farmland. Land must have been irrigated for production of irrigated crops at some time during the four years prior to the mapping date. There is no Farmland of Statewide Importance within the Project Site.
- **Unique Farmland (U):** Lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. There is no Unique Farmland within the Project Site.
- **Farmland of Local Importance (L):** Although counties may choose to define Farmland of Local Importance within their jurisdictions, the Board of Supervisors determined that there will be no Farmland of Local Importance for Kern County. There is no Farmland of Local Importance within the Project Site.
- **Confined Animal Agriculture (C):** Although counties typically include Confined Animal Agriculture in the Farmland of Local Importance category, Kern County defines Confined Animal Agriculture as a separate FMMP category. There is no Confined Animal Agriculture within the Project Site.
- **Grazing Land (G):** Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. There are approximately 670 acres of Grazing Land within the Project Site.
- **Urban and Built-up Land.** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. There is no Urban and Built-up Land within the Project Site.
- **Other Land.** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Vacant or Disturbed Land, Rural Residential Land, and Nonagricultural or Natural Vegetation are included in the Other Land category. There are approximately 401 acres of Other Land within the Project Site.

The California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), designates Raceway Solar 1, 2, and 3 as Grazing Land and Prime Farmland. Parcels 370-020-

47, 370-020-48 (Raceway Solar 1), 374-020-55 (Raceway Solar 2), and 374-011-13, 374-250-03, 374-250-01, 374-250-09 (Raceway Solar 3) contain Prime Farmland. Raceway Solar 4 contains two parcels (374-011-04 and 374-011-11) designated as Vacant or Disturbed Land. Raceway Solar 5 is designated as Grazing Land and Raceway Solar 6 is designated as Nonagricultural or Natural Vegetation (Figure 7, Important Farmland).

## **Williamson Act Contracts**

An Agriculture Preserve defines the physical boundary of an area within which Kern County could enter into agricultural contracts with landowners. Agriculture Preserves must generally be at least 100 acres in size, and only land located within an agriculture preserve is eligible for a Williamson Act contract. The proposed project is within the Kern County Agricultural Preserve No. 24 boundary.

The Williamson Act (officially the California Land Conservation Act of 1965) is a California law that provides property tax relief to owners of farmland and open-space land in exchange for a 10-year agreement that the land would not be developed or otherwise converted to another use. The purposes of the Williamson Act are to protect agricultural resources, to preserve open space, and to promote efficient development patterns. Lands under a Williamson Act contract are taxed at a rate based on the actual use of the land for agricultural purposes, as opposed to its unrestricted market value.

Soil quality is not the only factor in qualifying for Williamson Act protection. For example, lesser quality soils support grazing and livestock production, and these land uses meet Williamson Act objectives. A provision of the Williamson Act is that land use compatibility of agricultural lands is determined by the local government.

As discussed above, the entire project site is within the Kern County Agricultural Preserve No. 24 boundary, which is prerequisite to placement under a Williamson Act contract. According to available data, the parcels included as part of Raceway Solar 4 of the proposed project (APNs 374-011-04 and 374-011-11) are subject to a Williamson Act Land Use contract. Raceway Solar 4 is comprised of two parcels within the A (Exclusive Agriculture) zone district. Available Kern County Department of Agriculture farming data indicate that neither parcel has been under cultivation from 1997 to the present (Kern County 2020). The parcels are designated as “vacant or disturbed” and a small portion of the parcel is designated as “rural residential” lands by the FMMP.

The Williamson Act contract cancellation process has been triggered for parcels 374-011-04 and 374-011-11. On January 10, 2020, sPower submitted Petitions for Cancellation of a Land Use Contract or Land Use Agreement (Attachment A) to Kern County with the project’s Conditional Use Permit Application. A Williamson Act contract cancellation is an option under limited circumstances and conditions set forth in Government Code (GC) § 51280 et seq. In such cases, landowners may petition a board/council for Williamson Act contract cancellation. The board/council may grant tentative cancellation only if it makes required statutory findings (GC § 51282(a)). If the required findings are met, the landowner is required to pay a cancellation fee equal to 12.5 percent of the cancellation valuation (unrestricted fair market value) of the property (GC § 51283(b)).

A board or council may grant tentative approval for cancellation of a Williamson Act contract only if it makes either Public Interest or Consistency findings. In some cases, the contract or local government may require both Public Interest and Consistency findings to be made in order to cancel the contract.

In order to find that the cancellation is Consistent with the Purposes of the Williamson Act, the board/council must find:

1. That the cancellation is for land on which a notice of nonrenewal has been served.
2. That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
3. That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
4. That cancellation will not result in discontinuous patterns of urban development.
5. That there is no proximate, noncontracted land which is both available and suitable for the proposed use or that development of the contracted land would provide more contiguous patterns of urban development (GC §51282(b)).

In order to find that the cancellation is in the Public Interest, the board/council must find:

1. That other public concerns substantially outweigh the objectives of the Williamson Act; and,
2. That there is no proximate, noncontracted land which is both available and suitable for the proposed use, or, that development of the contracted land would provide more contiguous patterns of urban development (GC §51282(c)).

The uneconomic character of an existing agricultural use shall not by itself be sufficient reason for cancellation of the contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put (GC §51282(b)).

## **USDA Land Capability Classification System**

Land capability class definitions area as follows: Class I contains soils having few limitations for cultivation; Class II contains soils having some limitations for cultivation; Class III contains soils having severe limitations for cultivation; Class IV contains soils having very severe limitations for cultivation; Class V contains soils unsuited to cultivation, although pastures can be improved and benefits from proper management can be expected; Class VI contains soils unsuited to cultivation, although some may be used provided unusually intensive management is applied; Class VII contains soils unsuited to cultivation and having one or more limitations which cannot be corrected; Class VIII contains soils and landforms restricted to use as recreation, wildlife, water supply or aesthetic purposes (USDA NRCS 1997).

### **Soils**

The Kern County soil surveys identified eight different soil types in the Soil Survey Geographic (SSURGO) database for the Project Area (SSURGO 2020). These soils are shown in Figure 9 and Table 4. The SSURGO database contains information about soil as collected by the National Cooperative Soil Survey over the course of a century. This information is gathered by visual observations of the soil and taking soil samples to be analyzed in laboratories. Soil maps outline areas, referred to as Map Units, which describe soils and other components that have unique properties, interpretations, and productivity.

<b>Table 4: SSURGO Soil Types within Project Site</b>	
<b>SSURGO Soil Type</b>	<b>Acres</b>
Adelanto coarse sandy loam, 2 to 5 percent slopes	0.57
Cajon loamy sand, 0 to 2 percent slopes	39.64
Hesperia fine sandy loam, 0 to 2 percent slopes	96.04
Rosamond fine sandy loam	513.83
Rosamond loam	369.11
Rosamond loam, saline-alkali	42.48
Rosamond silty clay loam	158.00
Rosamond silty clay loam, saline-alkali	98.60
<b>Total</b>	<b>1,318.26</b>

Source: SSURGO (Soil Survey Geographic Database) 2020

Adelanto coarse sandy loam 2 to 5 percent slopes, Cajon loamy sand 0 to 2 percent slopes, Hesperia fine sandy loam 0 to 2 percent slopes, Rosamond fine sandy loam, Rosamond loam, and Rosamond silty clay loam are considered Prime Farmland if irrigated. Rosamond loam, saline-alkali and Rosamond silty clay loam, saline-alkali are classified as Soils of Statewide Importance (USDA NRCS 2020).

The following classifications are from the USDA Soil Conservation Service (SCS) Soil Survey for the Antelope Valley Area (USDA SCS 1970):

- Cajon loamy sand 0 to 2 percent slopes (Class III)
  - This soil is in capability unit IIIe-4 (30) irrigated, VIIe-4 (30) dryland; range site 8.
- Hesperia fine sandy loam 0 to 2 percent slopes (Class 2)
  - This soil is in capability unit IIe-4 (30) irrigated, VIIe-1 (30) dryland; range site 7.
- Rosamond fine sandy loam (Class II)
  - This soil is in capability unit IIe-1 (30) irrigated, VIIe-1 (30) dryland; range site 7.
- Rosamond loam (Class I)
  - This soil is in capability unit I-1 (30) irrigated, VIIc-1 (30) dryland; range site 7.
- Rosamond loam, saline-alkali (Class III)
  - This soil is in capability unit IIIs-6 (30) irrigated, VIIs-6 (30) dryland; range site 6.
- Rosamond silty clay loam (Class I)
  - This soil is in capability unit I-1 (30) irrigated, VIIc-1 (30) dryland; range site 7.
- Rosamond silty clay loam, saline-alkali (Class III)
  - This soil is in capability unit IIIs-6 (30) irrigated, VIIs-6 (30) dryland; range site 6.

Adelanto coarse sandy loam 2 to 5 percent slopes was not classified in the SCS Soil Survey for the Antelope Valley Area.

## Conclusion

The lead agency, Kern County, typically bases determinations of agricultural and forest resource significance on the thresholds established by the California Environmental Quality Act (CEQA) Guidelines. The Kern County CEQA Implementation Document and Kern County Environmental Checklist state that a project would normally be considered to have a significant impact if it would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses;
- Conflict with existing zoning for agricultural use or a Williamson Act Contract;
- Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- Result in the loss of forestland or conversion of forestland to non-forest use;
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use; or
- Result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15206(b)(3) Public Resources Code).

As discussed above, land within the boundary of the project site contains Prime Farmland that would be converted to non-agricultural use. The project site is presently zoned Exclusive Agriculture (A), Estate (E), and Open Space (OS). The project proposes to rezone the Estate (E) and Open Space (OS) sites to Exclusive Agriculture (A). The solar facility would be allowed on land zoned Exclusive Agriculture (A) with approval of a CUP, in accordance with Sections 19.12.020 and 19.12.030 of the Kern County Zoning Ordinance. Portions of the project site (Raceway Solar 4 [374-011-04 and 374-011-11]) are within Kern County Agricultural Preserve No. 24 and are under a Williamson Act contract, however Petitions for Cancellation of a Land Use Contract or Land Use Agreement have been submitted by sPower. Raceway Solar 1, 2, and 3 contain parcels identified as Prime Farmland and portions of the project site contain Class I or II soils. Class I soils have few limitations for cultivation and Class II soils have some limitations for cultivation.

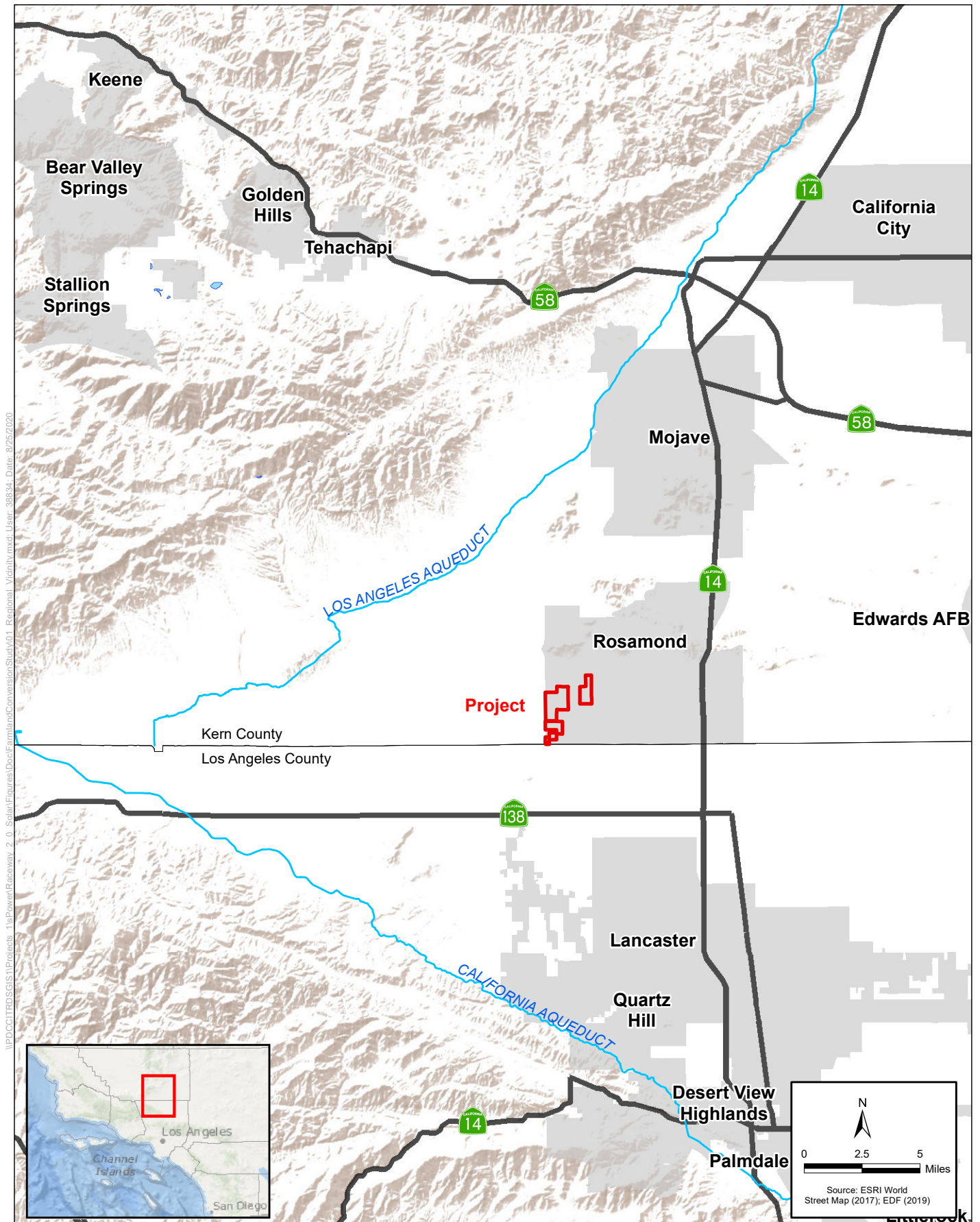
The project would not introduce a nonagricultural use that is incompatible with agricultural operations that occur nearby. At the end of its operating life, infrastructure associated with the solar facility would be removed, which would allow the project site to return to agricultural use.

If you have any questions regarding this letter, please feel free to contact Lance Unverzagt (lance.unverzagt@icf.com) or Mary Bilse (mary.bilse@icf.com), or by phone at (858) 444-3922 or (858) 444-3972.



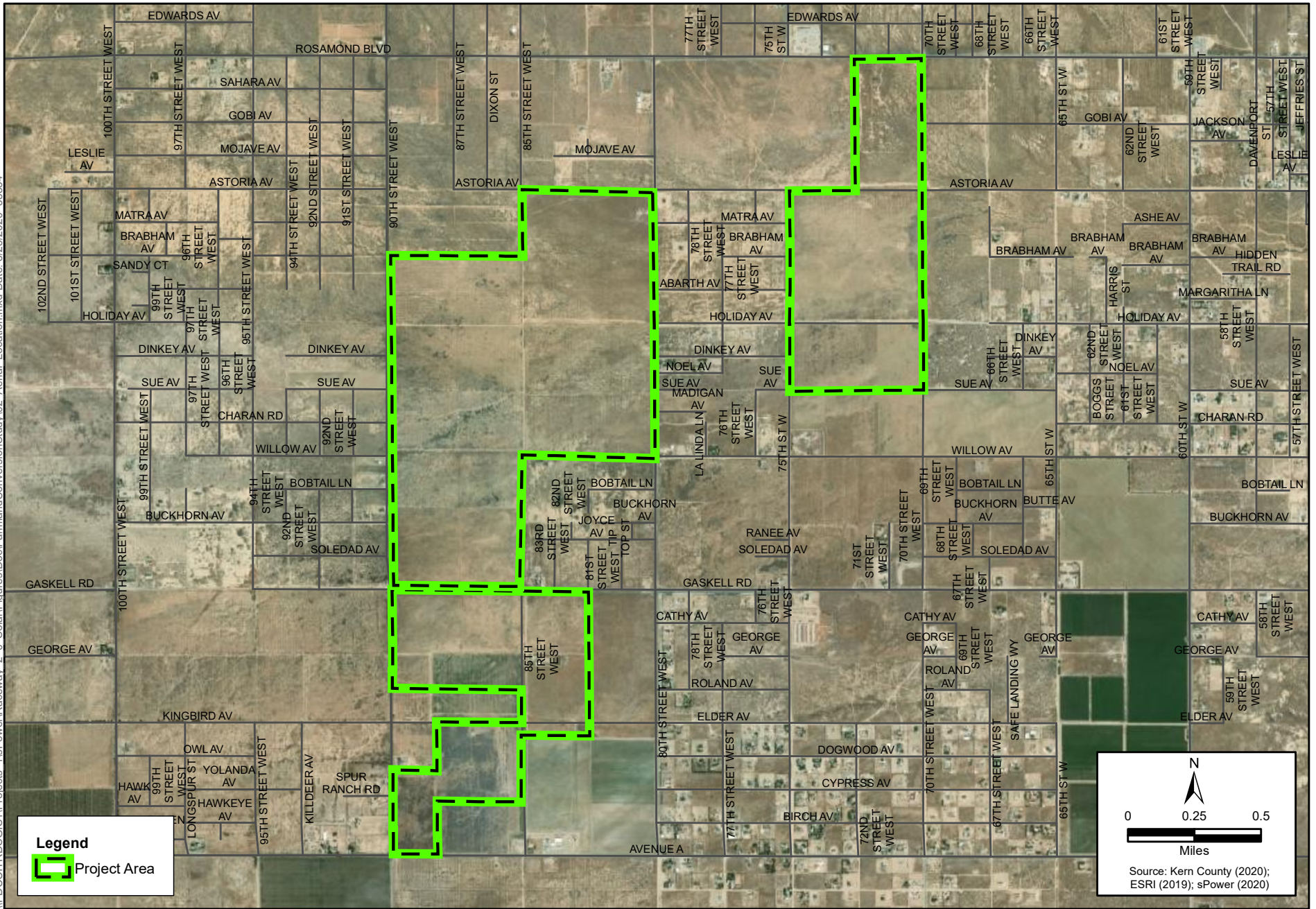
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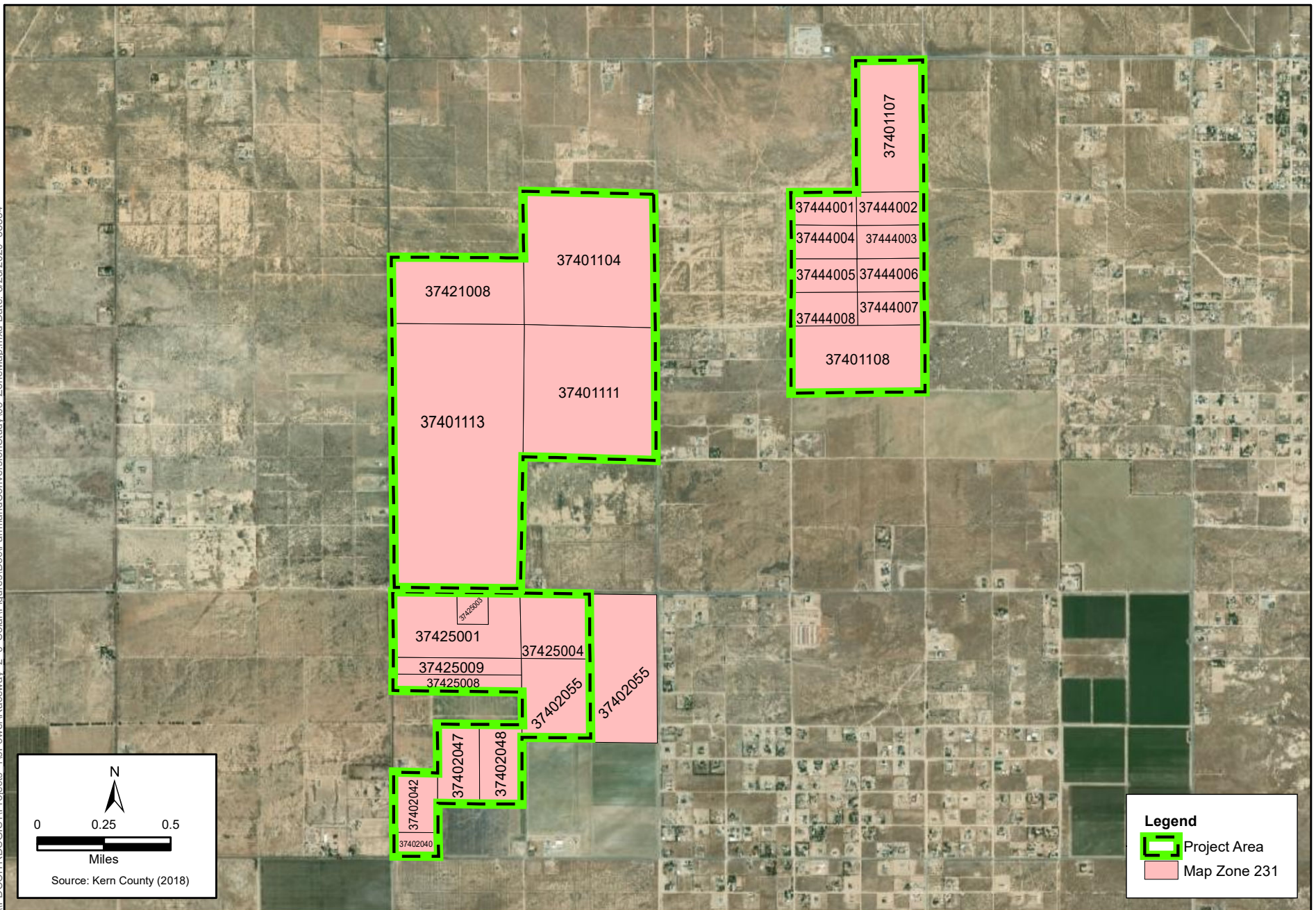
**Figure 1**  
**Regional Vicinity Map**  
**Raceway 2.0 Solar Project**



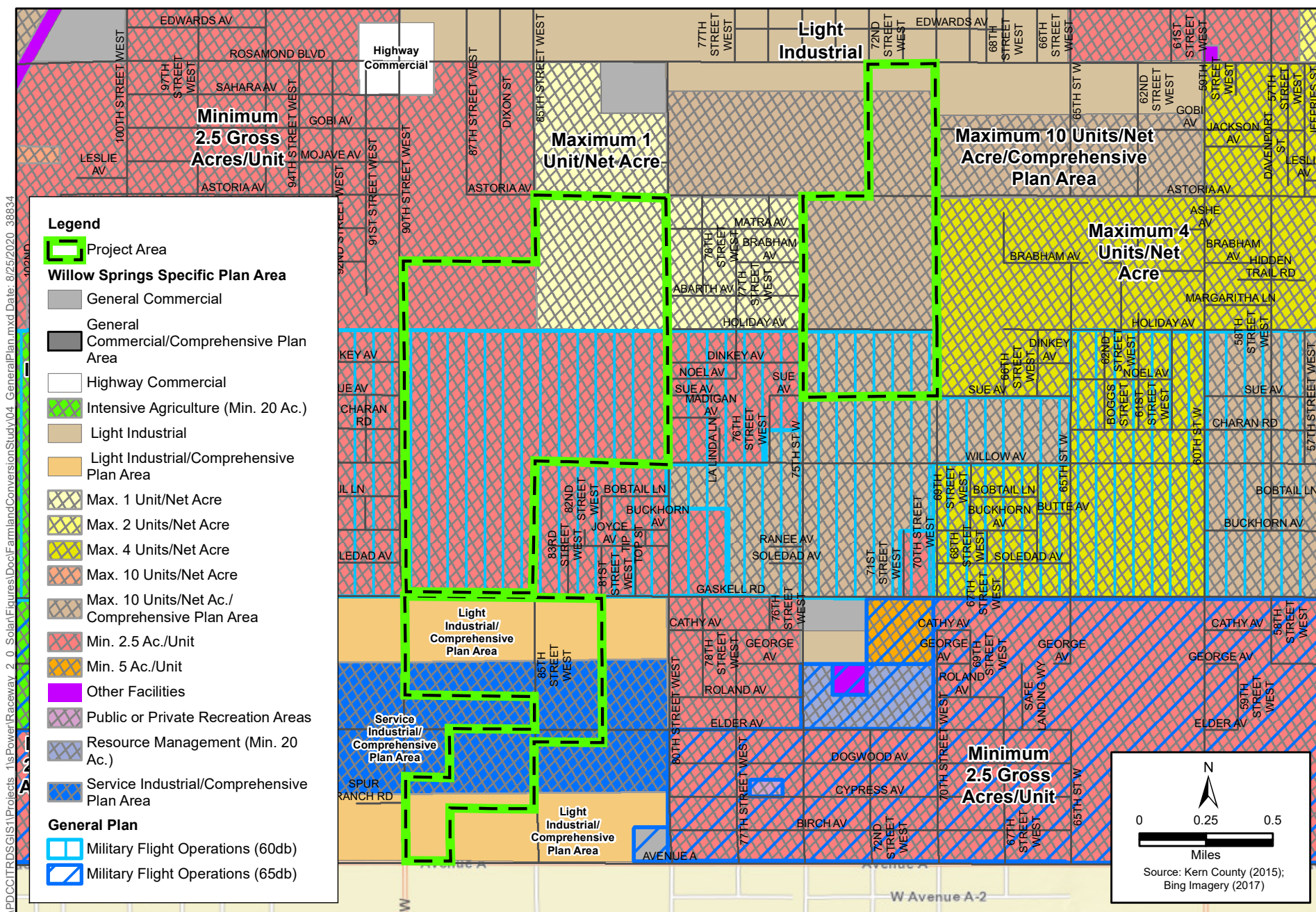


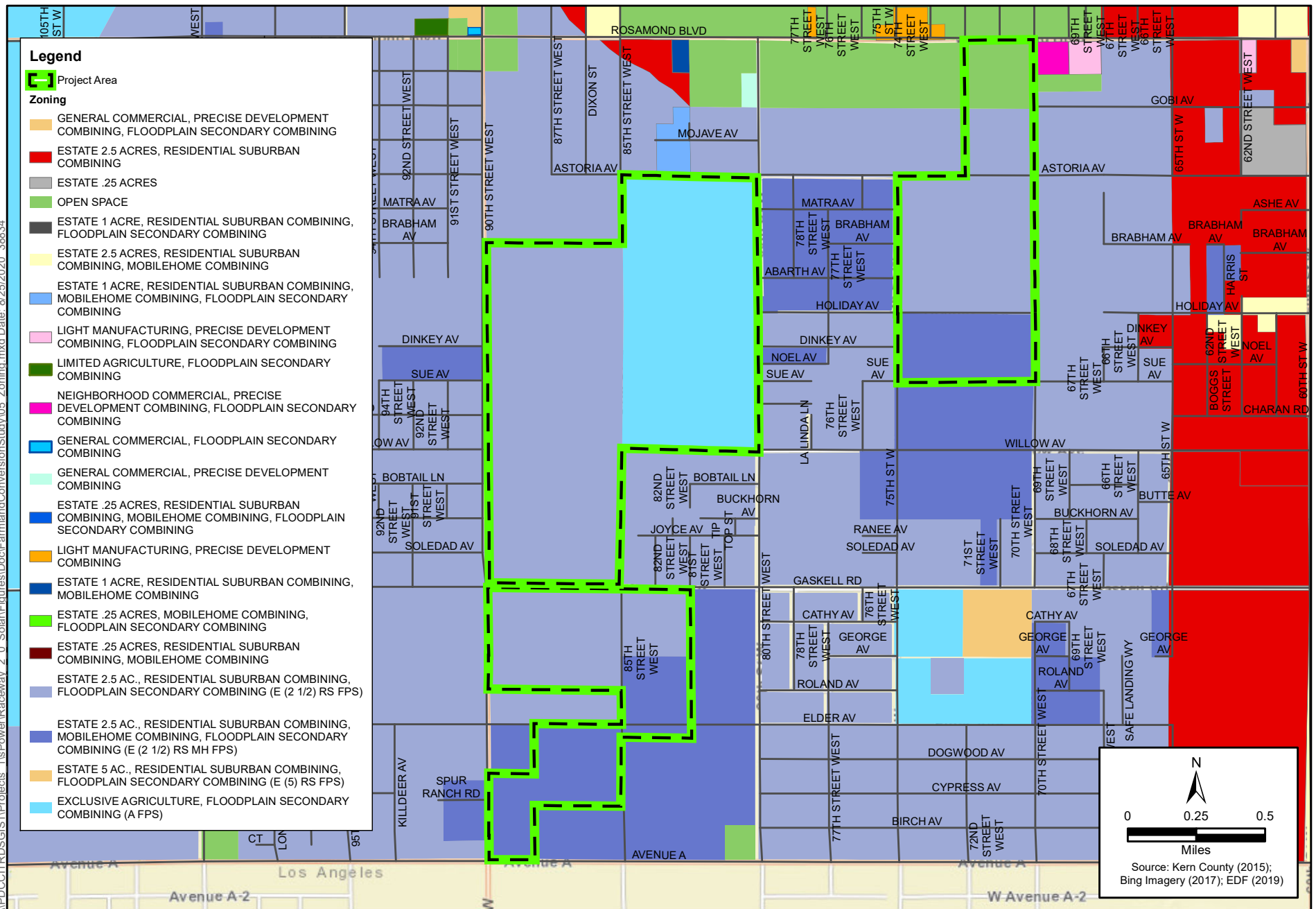
**Figure 2**  
**Aerial Location Map**  
**Raceway 2.0 Solar Project**



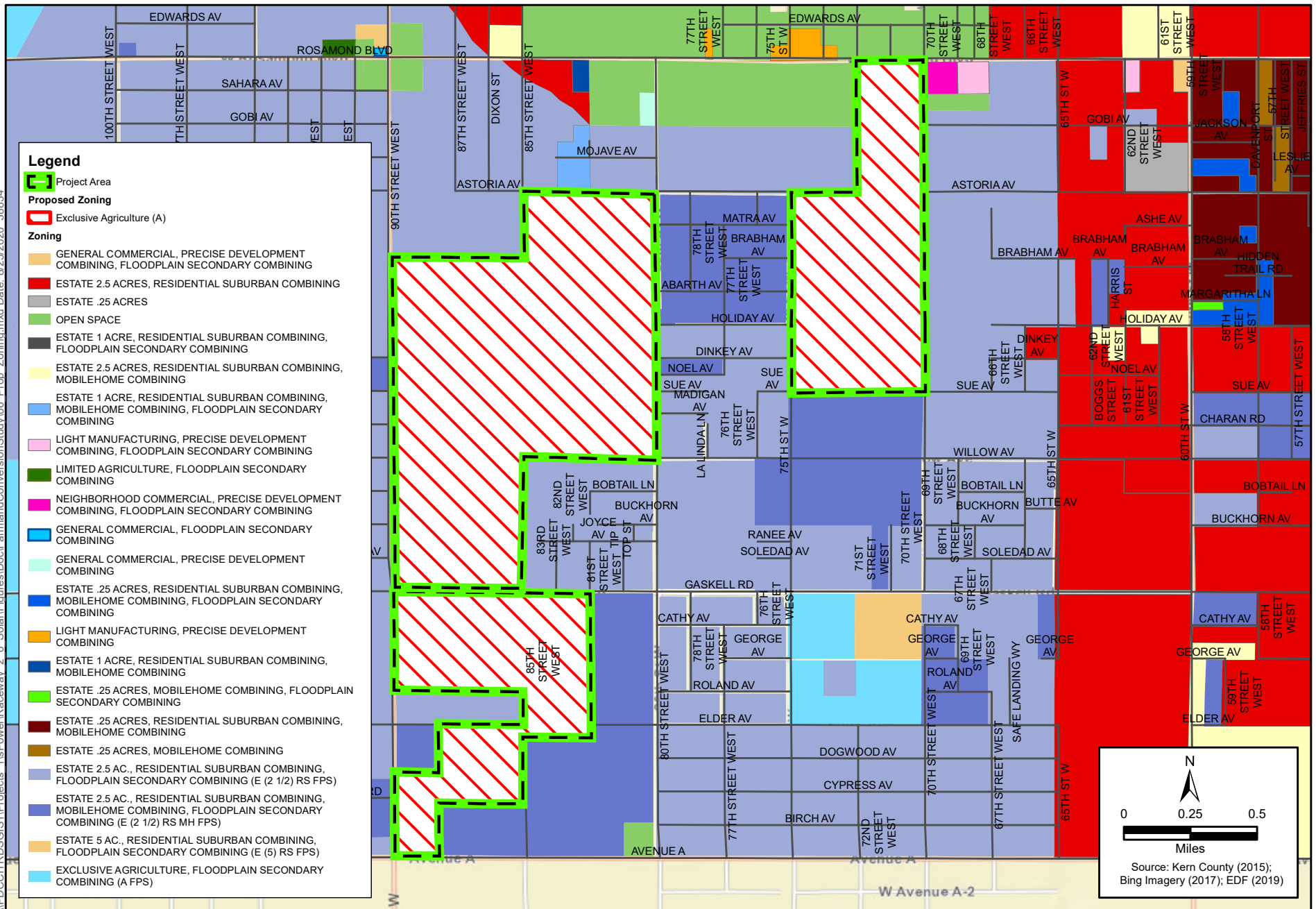








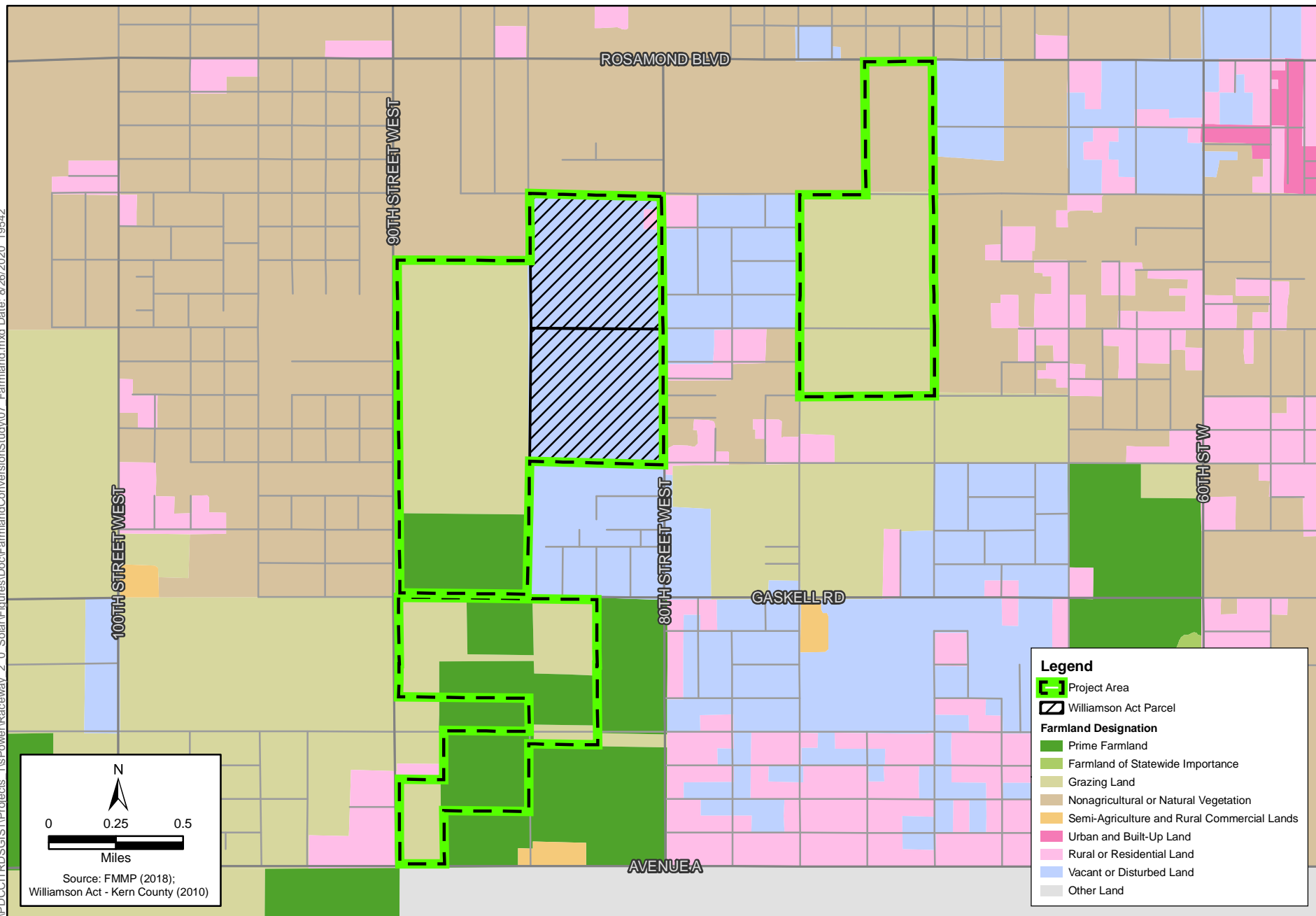
**Figure 5**  
**Kern County Zoning Designations**  
**Raceway 2.0 Solar Project**



**Figure 6**  
**Proposed Zoning**  
**Raceway 2.0 Solar Project**

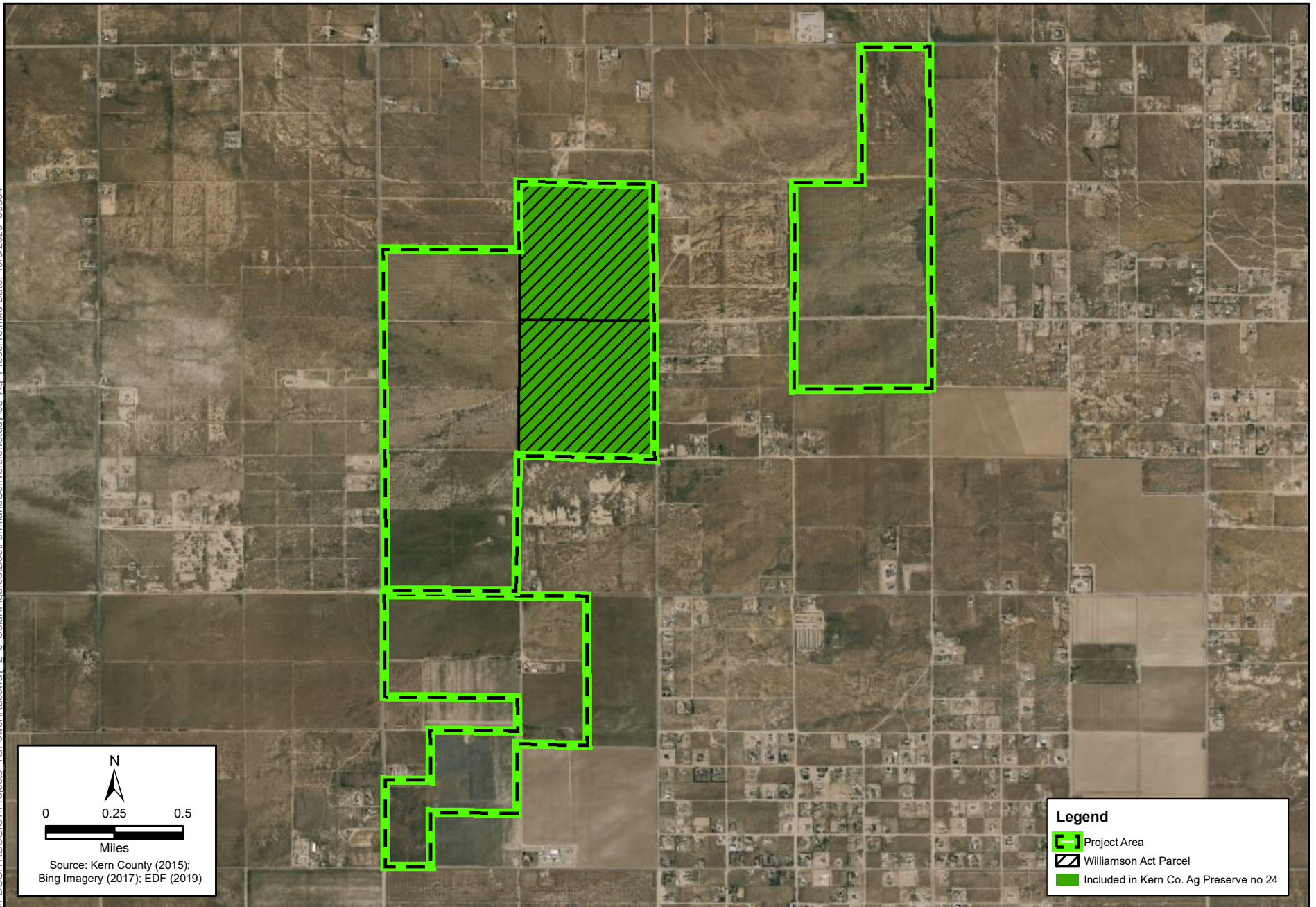


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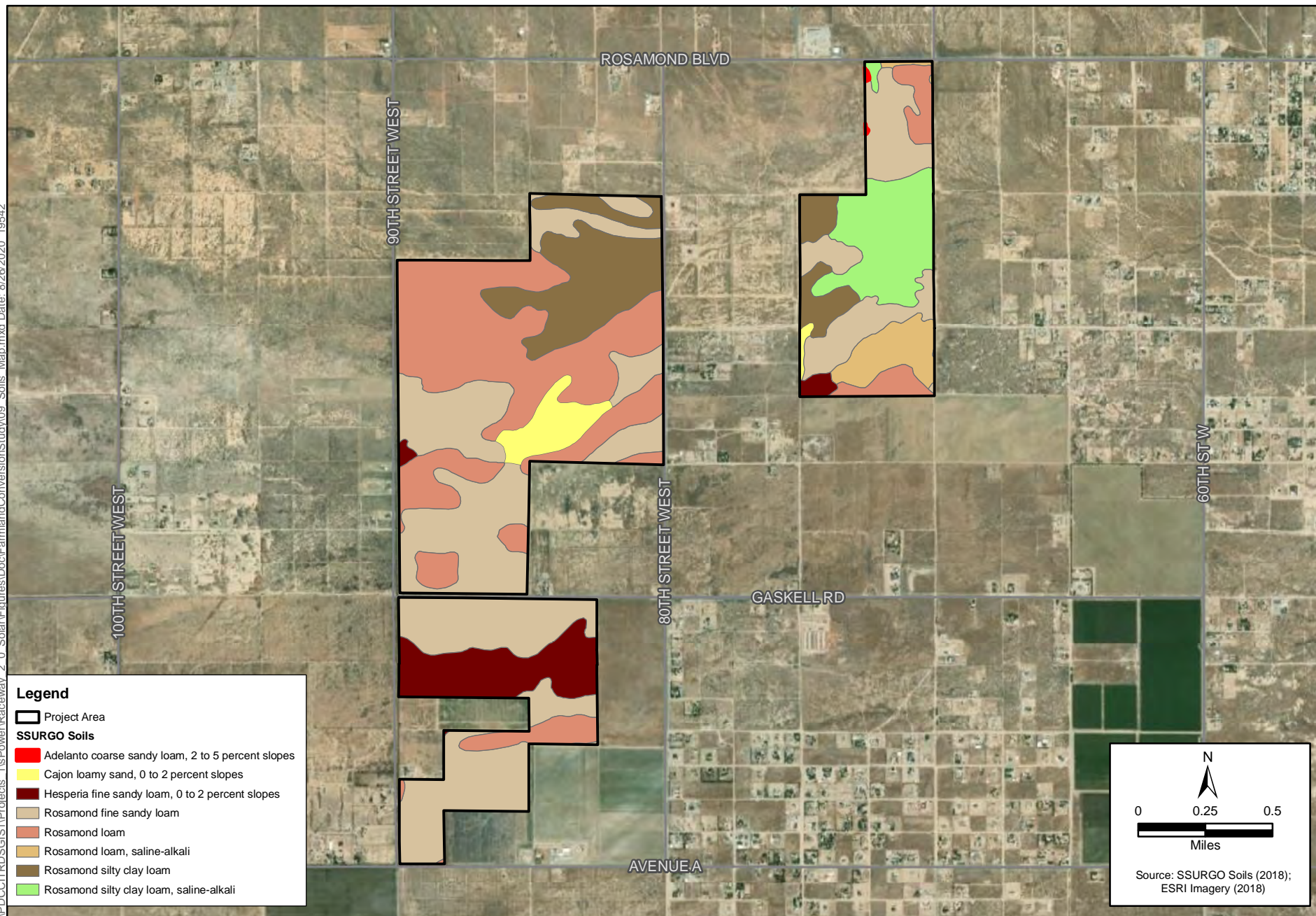


**Figure 07**  
**Important Farmland**  
**Raceway 2.0 Solar Project**









**Attachment A— Petition for Cancellation of a Land Use  
Contract or Land Use Agreement**

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**PETITION FOR CANCELLATION  
OF A LAND USE CONTRACT  
OR LAND USE AGREEMENT**

**CALIFORNIA LAND CONSERVATION ACT**

Richard Ming-Hsing Tsai, Vivian M. Tsai,

Date: \_\_\_\_\_

I, James T. Hsu, Daniel Ming-Chung Tsai, owner of the property described below, petition the Kern County Board of Supervisors for cancellation of all or a portion of an Agricultural Preserve Land Use Contract or Land Use Agreement, pursuant to Chapter 7, Article 5, Sections 51280 through 51286 of the Government Code, State of California, and pursuant to Kern County Board of Supervisors Resolution No. 72-69, dated January 25, 1972.

\_\_\_\_\_  
Signature (please have notarized)

1680 Williamsport St.  
Mailing Address

Henderson, NV 89052-6831

\_\_\_\_\_  
Name of Previous Property Owner (if known)

**DESCRIPTION OF PROPERTY INCLUDED IN THE CANCELLATION REQUEST:**

Assessor's Parcel Number(s):

374-011-04 and 374-011-11

**LEGAL DESCRIPTION** (include plot plan or map of the area):

Please see Attachment A.

**REASONS FOR WHICH THE CANCELLATION IS REQUESTED** (refer to Section 51282, Government Code, State of California, as set forth on Page 2):

Cancellation for the public interest and benefit to build a solar generating facility. See attached page for additional justification for the cancellation of the contract.

**NOTE:** Return this Petition and a filing fee of \$990 (which is nonrefundable) to:

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
2700 "M" STREET, SUITE 100  
BAKERSFIELD, CA 93301

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Name \_\_\_\_\_ APN \_\_\_\_\_ Map # \_\_\_\_\_ S.D. # \_\_\_\_\_  
Last First Middle

Contract Executed by \_\_\_\_\_

Recordation Date \_\_\_\_\_ Book \_\_\_\_\_ Pages \_\_\_\_\_

Fee \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

**Section 51282, Government Code, State of California**

**Petition for Cancellation of Contract; Grounds**

- (a) The landowner may petition the Board of Supervisors for cancellation of any Contract as to all or any part of the subject land. The Board may grant tentative approval for cancellation of a Contract only if it makes one of the following findings:
  - (1) That the cancellation is consistent with the purposes of Chapter 7; or
  - (2) That cancellation is in the public interest.
- (b) For the purposes of paragraph (1) of subdivision (a), cancellation of a Contract shall be consistent with the purposes of Chapter 7 only if the Board makes all of the following findings:
  - (1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
  - (2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
  - (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
  - (4) That cancellation will not result in discontinuous patterns of urban development.
  - (5) That there is no proximate non-Contracted land which is both available and suitable for the use to which it is proposed the Contracted land be put, or, that development of the Contracted land would provide more contiguous patterns of urban development than development of proximate non-Contracted land.
- (c) For purposes of paragraph (2) of subdivision (a), cancellation of a Contract shall be in the public interest only if the Board makes the following findings:
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- (d) For purposes of subdivision (a), the uneconomic character of the existing agricultural use shall not by itself be sufficient reason for cancellation of the Contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.
- (e) The landowner's petition shall be accompanied by a proposal for a specified alternative use of the land. The proposal for the alternative use shall list those governmental agencies known by the landowner to have permit authority related to the proposed alternative use, and the provisions and requirements of Section 51283.4 shall be fully applicable thereto. The level of specificity required in a proposal for a specified alternative use shall be determined by the Board as that necessary to permit them to make the findings required.
- (f) In approving a cancellation pursuant to this section, the Board shall not be required to make any findings other than or in addition to those expressly set forth in this section and, where applicable, in Section 21081 of the Public Resources Code.

**PROVIDE A STATEMENT INDICATING WHY THE PROPOSED CANCELLATION COMPLIES WITH THE ABOVE SECTION OF THE GOVERNMENT CODE:**

The land has not been in crop production in the past 10 years due to lack of water availability.

As shown in the attached memo from QuadKnopf, available Kern County GIS farming records indicate there has been no agricultural crop production on the parcel in the past 10 years.

The land will be developed as one of several sites for the Raceway solar generating facility (SGF), which would produce approximately 400 megawatts (MW) of clean energy that will help reduce U.S. dependence on foreign fossil fuels, reduce greenhouse gas emissions, provide long- and short-term employment to local community members, and tax revenue to Kern County. The solar project would also develop a viable source of clean energy to assist California and its utilities

Senate Bill 350 establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030

Based on this information, the Kern County Board of Supervisors can make the necessary findings to approve the early cancellation of the Land Use Contract for the public interest.

ACKNOWLEDEMENT

Taiwan  
City of Taipei  
American Institute in  
Taiwan, Taipei Office

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF KERN )

On this 16 JUL 2018 day of \_\_\_\_\_, before me, Caroline Su Special Notary (PL96-8), Notary Public, personally appeared Ming-Chung Tsai AKA Daniel Tsai, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies); and that by his/~~her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

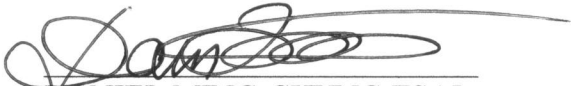


Caroline Su  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: May 14, 2019

Signature Page for Petition for Cancellation of a Land Use

Contract or Land Use Agreement (California Land Conservation Act)

This signature page is to be attached to the Petition for Cancellation of Land Use Contract or Land Use Agreement for APN 374-011-04 and 374-011-11, Kern County, California.



DANIEL MING-CHUNG TSAI,  
A SINGLE MAN

RICHARD MING-HSING TSAI,  
A SINGLE MAN

JAMES T. HSU, A MARRIED MAN  
AS HIS SOLE AND SEPARATE  
PROPERTY

VIVIAN M. TSAI, A MARRIED WOMAN  
AS HER SOLE AND SEPARATE PROPERTY





**PETITION FOR CANCELLATION  
OF A LAND USE CONTRACT  
OR LAND USE AGREEMENT**

**CALIFORNIA LAND CONSERVATION ACT**

Date: 7/5/2018

Richard Ming-Hsing Tsai, Vivian M. Tsai,

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Fee \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_



**Section 51282, Government Code, State of California**

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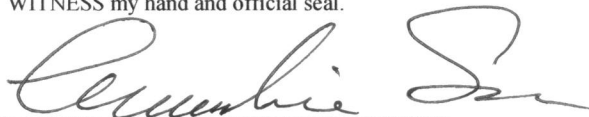
~~STATE OF CALIFORNIA~~ )  
 ) ss.  
~~COUNTY OF KERN~~ )

Taiwan  
City of Taipei  
American Institute in  
Taiwan, Taipei Office

On this JUL 05 2018 day of \_\_\_\_\_, before me, Caroline Su Special Notary (PL96-8), Notary Public, personally appeared James Tze Ming Hsu, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws ~~of the State of California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Caroline Su  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: May 14, 2019

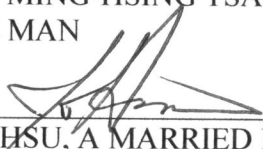
Signature Page for Petition for Cancellation of a Land Use

Contract or Land Use Agreement (California Land Conservation Act)

This signature page is to be attached to the Petition for Cancellation of Land Use Contract or Land Use Agreement for APN 374-011-04 and 374-011-11, Kern County, California.

\_\_\_\_\_  
DANIEL MING-CHUNG TSAI,  
A SINGLE MAN

\_\_\_\_\_  
RICHARD MING-HSING TSAI,  
A SINGLE MAN

  
\_\_\_\_\_  
JAMES T. HSU, A MARRIED MAN  
AS HIS SOLE AND SEPARATE  
PROPERTY

\_\_\_\_\_  
VIVIAN M. TSAI, A MARRIED WOMAN  
AS HER SOLE AND SEPARATE PROPERTY



**PETITION FOR CANCELLATION  
OF A LAND USE CONTRACT  
OR LAND USE AGREEMENT**

**CALIFORNIA LAND CONSERVATION ACT**

Richard Ming-Hsing Tsai, Vivian M. Tsai,

Date: \_\_\_\_\_

I, James T. Hsu, Daniel Ming-Chung Tsai, owner of the property described below, petition the Kern County Board of Supervisors for cancellation of all or a portion of an Agricultural Preserve Land Use Contract or Land Use Agreement, pursuant to Chapter 7, Article 5, Sections 51280 through 51286 of the Government Code, State of California, and pursuant to Kern County Board of Supervisors Resolution No. 72-69, dated January 25, 1972.

\_\_\_\_\_  
Signature (please have notarized)

1680 Williamsport St.

\_\_\_\_\_  
Mailing Address

Henderson, NV. 89052-6831

\_\_\_\_\_  
Name of Previous Property Owner (if known)

**DESCRIPTION OF PROPERTY INCLUDED IN THE CANCELLATION REQUEST:**

Assessor's Parcel Number(s):

374-011-04 and 374-011-11

**LEGAL DESCRIPTION** (include plot plan or map of the area):

Please see Attachment A.

**REASONS FOR WHICH THE CANCELLATION IS REQUESTED** (refer to Section 51282, Government Code, State of California, as set forth on Page 2):

Cancellation for the public interest and benefit to build a solar generating facility. See attached page for additional justification for the cancellation of the contract.

**NOTE:** Return this Petition and a filing fee of \$990 (which is nonrefundable) to:

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
2700 "M" STREET, SUITE 100  
BAKERSFIELD, CA 93301

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Name \_\_\_\_\_ APN \_\_\_\_\_ Map # \_\_\_\_\_ S.D. # \_\_\_\_\_  
Last First Middle

Contract Executed by \_\_\_\_\_

Recordation Date \_\_\_\_\_ Book \_\_\_\_\_ Pages \_\_\_\_\_

Fee \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

**Section 51282, Government Code, State of California**

**Petition for Cancellation of Contract; Grounds**

- (a) The landowner may petition the Board of Supervisors for cancellation of any Contract as to all or any part of the subject land. The Board may grant tentative approval for cancellation of a Contract only if it makes one of the following findings:
  - (1) That the cancellation is consistent with the purposes of Chapter 7; or
  - (2) That cancellation is in the public interest.
- (b) For the purposes of paragraph (1) of subdivision (a), cancellation of a Contract shall be consistent with the purposes of Chapter 7 only if the Board makes all of the following findings:
  - (1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
  - (2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
  - (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
  - (4) That cancellation will not result in discontinuous patterns of urban development.
  - (5) That there is no proximate non-Contracted land which is both available and suitable for the use to which it is proposed the Contracted land be put, or, that development of the Contracted land would provide more contiguous patterns of urban development than development of proximate non-Contracted land.
- (c) For purposes of paragraph (2) of subdivision (a), cancellation of a Contract shall be in the public interest only if the Board makes the following findings:
  - (1) That other public concerns substantially outweigh the objectives of Chapter 7; and
  - (2) That there is no proximate non-Contracted land which is both available and suitable for the use to which it is proposed the Contracted land be put, or, that development of the Contracted land would provide more contiguous patterns of urban development than development of proximate non-Contracted land.
- (d) For purposes of subdivision (a), the uneconomic character of the existing agricultural use shall not by itself be sufficient reason for cancellation of the Contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.
- (e) The landowner's petition shall be accompanied by a proposal for a specified alternative use of the land. The proposal for the alternative use shall list those governmental agencies known by the landowner to have permit authority related to the proposed alternative use, and the provisions and requirements of Section 51283.4 shall be fully applicable thereto. The level of specificity required in a proposal for a specified alternative use shall be determined by the Board as that necessary to permit them to make the findings required.
- (f) In approving a cancellation pursuant to this section, the Board shall not be required to make any findings other than or in addition to those expressly set forth in this section and, where applicable, in Section 21081 of the Public Resources Code.

**PROVIDE A STATEMENT INDICATING WHY THE PROPOSED CANCELLATION COMPLIES WITH THE ABOVE SECTION OF THE GOVERNMENT CODE:**

The land has not been in crop production in the past 10 years due to lack of water availability.

As shown in the attached memo from QuadKnopf, available Kern County GIS farming records indicate there has been no agricultural crop production on the parcel in the past 10 years.

The land will be developed as one of several sites for the Raceway solar generating facility (SGF), which would produce approximately 400 megawatts (MW) of clean energy that will help reduce

U.S. dependence on foreign fossil fuels, reduce greenhouse gas emissions, provide long- and short-term employment to local community members, and tax revenue to Kern County. The solar project would also develop a viable source of clean energy to assist California and its utilities

Senate Bill 350 establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030

Based on this information, the Kern County Board of Supervisors can make the necessary findings to approve the early cancellation of the Land Use Contract for the public interest.

ACKNOWLEDEMENT

Taiwan  
City of Taipei  
American Institute in  
Taiwan, Taipei Office

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF KERN )

On this 16 day of JUL. 2018, before me, Caroline Su Special Notary (PL96-8) Notary Public, personally appeared Ming-Hsing Tsai AKA Richard M. Tsai, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Caroline Su  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: May 14, 2019

Signature Page for Petition for Cancellation of a Land Use  
Contract or Land Use Agreement (California Land Conservation Act)

This signature page is to be attached to the Petition for Cancellation of Land Use Contract or Land Use Agreement for APN 374-011-04 and 374-011-11, Kern County, California.

\_\_\_\_\_  
DANIEL MING-CHUNG TSAI,  
A SINGLE MAN

  
\_\_\_\_\_  
RICHARD MING-HSING TSAI,  
A SINGLE MAN

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JAMES T. HSU, A MARRIED MAN  
AS HIS SOLE AND SEPARATE  
PROPERTY

\_\_\_\_\_  
VIVIAN M. TSAI, A MARRIED WOMAN  
AS HER SOLE AND SEPARATE PROPERTY

Jon Lifquist, Assessor-Recorder  
Kern County Official RecordsLB  
7/24/2018  
08:54 AMRECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:Saul Jaffe  
Claremont Law Group, Inc.  
618 W. Baseline Rd.  
Claremont, CA 91711Recorded Electronically by:  
865 First American Title-Santa Ana

DOC#: 218092593



218092593

Stat Types: 1	Pages: 6
FEEs	28.00
TAXES	.00
OTHER	150.00
PAID	178.00

MAIL TAX STATEMENT TO:

Grace Lin

1680 Williamsport St.  
Henderson, NV 89042

(Space Above Line for Recorder Use Only)

## CORRECTIVE GRANT DEED

This Corrective Grant Deed is recorded to correct a clerical error in the vesting of the Grantees in that certain Grant Deed recorded December 29, 1995 as Instrument No. 0195159342 of Official Records

Transaction is exempt from reassessment pursuant to R &amp; Taxation Code Sec. 62 (2) and 11911 and Title 18 California

The undersigned grantor(s) declare(s):

- ( ) computed on the full value of the interest or property conveyed
- ( ) computed on the full value less the value of liens and encumbrances remaining thereon at the time of the sale.
- ( ) Unincorporated area: (x) City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

(Richard) Ming Hsing Tsai and (Daniel) Ming Chung Tsai as the successors in interest to Foremost Holdings, Inc., a California corporation (dissolved) as to an undivided 50% interest

hereby GRANT(S) to

Vivian M. Tsai, a married woman as her sole and separate property as to as to an undivided 25% interest,

James H. Hsu, a married man as his sole and separate property, as to an undivided 15% interest, and

Jui Kuang Lin, M.D.S.C., Trustee of the Jui Kuang Lin, M.D.S.C. Money Purchase Plan, Dated August 25<sup>th</sup> 1978, as to an undivided 10% interest

in

the real property in the County of Kern, State of California, described as:

See Exhibit "A" attached hereto and incorporated herein by this reference.

30137-0004 158676.1

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.

Mail Tax Statement To: Same as above

809544 ACCM



IN WITNESS WHEREOF, the undersigned has executed this Corrective Grant Deed this 16<sup>th</sup> day of July 2018

(Richard) Ming Hsing Tsai,  
as the successor in interest to Foremost Holdings, Inc.,  
a California corporation (dissolved)

Ming Hsing Tsai

(Daniel) Ming Chung Tsai,  
as the successor in interest to Foremost Holdings, Inc.,  
a California corporation (dissolved)

Signed in Counter Part

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California      Taiwan  
County of Los Angeles      City of Taipei  
                                 American Institute in  
                                 Taiwan, Taipei Office ) ss

On 18 JUL. 2018, before me, Caroline Su  
Special Notary (PL96-8), a Notary Public,  
personally appeared Ming-Hsing Tsai AKA Richard M. Tsai, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Caroline Su

Caroline Su  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: May 14, 2019

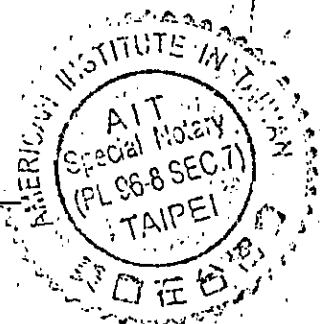


EXHIBIT "A"

**LEGAL DESCRIPTION**

Real property in the unincorporated area of County of Kern, State of California, described as follows:

**PARCEL 1:**

THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 13 WEST, S.B.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS FOR A PERIOD OF 25 YEARS FROM DATE AS EXCEPTED AND RESERVED IN DEED RECORDED JANUARY 25, 1952 IN BOOK 1891, PAGE 429 EXECUTED BY IRENE A. KRUMSIEK (ALSO KNOWN AS IRENE KRUMSIEK), A WIDOW, AND MURIEL J. KRUMSIEK, A SINGLE WOMAN TO ADA L. TUCKER, A MARRIED WOMAN, SAID DEED FURTHER RECITES AS FOLLOWS: "AT THE EXPIRATION OF SAID 25-YEAR PERIOD, SAID RESERVATION SHALL TERMINATE AND BE AT AN END, AND SAID 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS SHALL REVERT AND BECOME VESTED IN THE GRANTEE, HER SUCCESSORS AND ASSIGNS."

**PARCEL 2:**

THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 13 WEST, S.B.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

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EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS FOR A PERIOD OF 25 YEARS FROM DATE AS EXCEPTED AND RESERVED IN DEED RECORDED JANUARY 25, 1952 IN BOOK 1891, PAGE 429 EXECUTED BY IRENE A. KRUMSIEK (ALSO KNOWN AS IRENE KRUMSIEK), A WIDOW, AND MURIEL J. KRUMSIEK, A SINGLE WOMAN TO ADA L. TUCKER, A MARRIED WOMAN, SAID DEED FURTHER RECITES AS FOLLOWS: "AT THE EXPIRATION OF SAID 25-YEAR PERIOD, SAID RESERVATION SHALL TERMINATE AND BE AT AN END, AND SAID 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS SHALL REVERT AND BECOME VESTED IN THE GRANTEE, HER SUCCESSORS AND ASSIGNS."

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APN: 374-011-11-00-8 (affects Parcels 2 and 3) and 374-011-04-00-8 (affects Parcel 1)

INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Saul Jaffe  
Claremont Law Group, Inc.  
618 W. Baseline Rd.  
Claremont, CA 91711

MAIL TAX STATEMENT TO:

Grace Lin

*1650 Williamsport St.  
Henderson, NV 89052*

(Space Above Line for Recorder Use Only)

### CORRECTIVE GRANT DEED

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- ( ) computed on the full value of the interest or property conveyed
- ( ) computed on the full value less the value of liens and encumbrances remaining thereon at the time of the sale.
- ( ) Unincorporated area: (x) City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**(Richard) Ming Hsing Tsai and (Daniel) Ming Chung Tsai as the successors in interest to  
Foremost Holdings, Inc., a California corporation (dissolved) as to an undivided 50%  
interest**

hereby GRANT(S) to

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**Jui Kuang Lin, M.D.S.C., Trustee of the Jui Kuang Lin, M.D.S.C. Money Purchase Plan,  
Dated August 25<sup>th</sup> 1978, as to an undivided 10% interest**

in

the real property in the County of Kern, State of California, described as:

*Mail Tax Statement to:  
Same as Above*

See Exhibit "A" attached hereto and incorporated herein by this reference.

30137-0004 158676.1

*809544 MCLM*

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TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.

IN WITNESS WHEREOF, the undersigned has executed this Corrective Grant Deed this 16th day of July 2018

(Richard) Ming Hsing Tsai,  
as the successor in interest to Foremost Holdings, Inc.,  
a California corporation (dissolved)

Signed in Counter Part

(Daniel) Ming Chung Tsai,  
as the successor in interest to Foremost Holdings, Inc.,  
a California corporation (dissolved)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California      Taiwan  
County of Los Angeles      City of Taipei  
                                 American Institute in  
                                 Taiwan, Taipei Office ) ss

On 16 JUL. 2018, before me, Caroline Su  
Special Notary (PL96-8), a Notary Public,  
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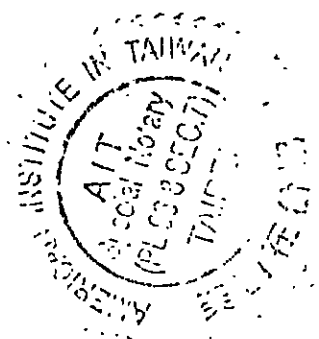
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
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WITNESS my hand and official seal.

Signature



Caroline Su  
Special Notary (PL96-8)  
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My commission expires: May 14, 2019



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APN: 374-011-11-00-8 (affects Parcels 2 and 3) and 374-011-04-00-8 (affects Parcel 1)



**PETITION FOR CANCELLATION  
OF A LAND USE CONTRACT  
OR LAND USE AGREEMENT**

**CALIFORNIA LAND CONSERVATION ACT**

Date: 7/5/2018

Richard Ming-Hsing Tsai, Vivian M. Tsai,

I, James T. Hsu, Daniel Ming-Chung Tsai, owner of the property described below, petition the Kern County Board of Supervisors for cancellation of all or a portion of an Agricultural Preserve Land Use Contract or Land Use Agreement, pursuant to Chapter 7, Article 5, Sections 51280 through 51286 of the Government Code, State of California, and pursuant to Kern County Board of Supervisors Resolution No. 72-69, dated January 25, 1972.

Vivian Ming-Chung Tsai  
Signature (please have notarized)

1680 Williamsport St.  
Mailing Address  
Henderson, NV 89052-6831

\_\_\_\_\_  
Name of Previous Property Owner (if known)

**DESCRIPTION OF PROPERTY INCLUDED IN THE CANCELLATION REQUEST:**

Assessor's Parcel Number(s):

374-011-04 and 374-011-11

**LEGAL DESCRIPTION** (include plot plan or map of the area):

Please see Attachment A.

**REASONS FOR WHICH THE CANCELLATION IS REQUESTED** (refer to Section 51282, Government Code, State of California, as set forth on Page 2):

Cancellation for the public interest and benefit to build a solar generating facility. See attached page for additional justification for the cancellation of the contract.

**NOTE:** Return this Petition and a filing fee of \$990 (which is nonrefundable) to:

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
2700 "M" STREET, SUITE 100  
BAKERSFIELD, CA 93301

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Name \_\_\_\_\_ APN \_\_\_\_\_ Map # \_\_\_\_\_ S.D. # \_\_\_\_\_  
Last First Middle

Contract Executed by \_\_\_\_\_

Recordation Date \_\_\_\_\_ Book \_\_\_\_\_ Pages \_\_\_\_\_

Fee \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

**Section 51282, Government Code, State of California**

**Petition for Cancellation of Contract; Grounds**

- (a) The landowner may petition the Board of Supervisors for cancellation of any Contract as to all or any part of the subject land. The Board may grant tentative approval for cancellation of a Contract only if it makes one of the following findings:
  - (1) That the cancellation is consistent with the purposes of Chapter 7; or
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  - (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
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  - (5) That there is no proximate non-Contracted land which is both available and suitable for the use to which it is proposed the Contracted land be put, or, that development of the Contracted land would provide more contiguous patterns of urban development than development of proximate non-Contracted land.
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  - (2) That there is no proximate non-Contracted land which is both available and suitable for the use to which it is proposed the Contracted land be put, or, that development of the Contracted land would provide more contiguous patterns of urban development than development of proximate non-Contracted land.
- (d) For purposes of subdivision (a), the uneconomic character of the existing agricultural use shall not by itself be sufficient reason for cancellation of the Contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.
- (e) The landowner's petition shall be accompanied by a proposal for a specified alternative use of the land. The proposal for the alternative use shall list those governmental agencies known by the landowner to have permit authority related to the proposed alternative use, and the provisions and requirements of Section 51283.4 shall be fully applicable thereto. The level of specificity required in a proposal for a specified alternative use shall be determined by the Board as that necessary to permit them to make the findings required.
- (f) In approving a cancellation pursuant to this section, the Board shall not be required to make any findings other than or in addition to those expressly set forth in this section and, where applicable, in Section 21081 of the Public Resources Code.

PROVIDE A STATEMENT INDICATING WHY THE PROPOSED CANCELLATION COMPLIES WITH THE ABOVE SECTION OF THE GOVERNMENT CODE:

The land has not been in crop production in the past 10 years due to lack of water availability.

As shown in the attached memo from QuadKnopf, available Kern County GIS farming records indicate there has been no agricultural crop production on the parcel in the past 10 years.

The land will be developed as one of several sites for the Raceway solar generating facility (SGF), which would produce approximately 400 megawatts (MW) of clean energy that will help reduce U.S. dependence on foreign fossil fuels, reduce greenhouse gas emissions, provide long- and short-term employment to local community members, and tax revenue to Kern County. The solar project would also develop a viable source of clean energy to assist California and its utilities

Senate Bill 350 establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030

Based on this information, the Kern County Board of Supervisors can make the necessary findings to approve the early cancellation of the Land Use Contract for the public interest.

Taiwan  
City of Taipei  
American Institute in  
Taiwan, Taipei Office

ss

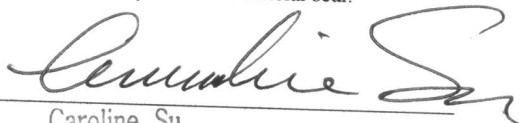
ACKNOWLEDEMENT

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF KERN )

On this 05 JUL 2018 day of \_\_\_\_\_, before  
me, Caroline Su Special Notary (PL96-8), Notary Public, personally appeared  
Tsai, Vivian Ming - Wen, who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Caroline Su  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: May 14, 2019



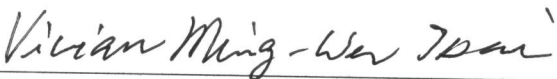
Signature Page for Petition for Cancellation of a Land Use  
Contract or Land Use Agreement (California Land Conservation Act)

This signature page is to be attached to the Petition for Cancellation of Land Use Contract or Land Use Agreement for APN 374-011-04 and 374-011-11, Kern County, California.

\_\_\_\_\_  
DANIEL MING-CHUNG TSAI,  
A SINGLE MAN

\_\_\_\_\_  
RICHARD MING-HSING TSAI,  
A SINGLE MAN

\_\_\_\_\_  
JAMES T. HSU, A MARRIED MAN  
AS HIS SOLE AND SEPARATE  
PROPERTY

  
\_\_\_\_\_  
VIVIAN M. TSAI, A MARRIED WOMAN  
AS HER SOLE AND SEPARATE PROPERTY

## **Attachment B—Title Reports**

---

## PRELIMINARY REPORT

Order No.: 602049  
Your File No.:  
Buyer/Borrower Name:  
Seller Name: Vinam World Investment and Development

Property Address: Vacant Land, Rosamond, CA 93560

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of January 2, 2020 at 7:30AM	
---------------------------------------	--

**When replying, please contact:** Josh Phillips  
S Power  
2180 S 1300 E, Ste 600  
Salt Lake City, UT 84106

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☒ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☒ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☐

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

FEE

**Title to said estate or interest at the date hereof is vested in:**

Tri Van Dang and Loan Thi Nguyen, husband and wife, as joint tenants, as to an undivided 16.12% interest; Nancy Nga Nguyen Pham, a married woman as her sole and separate property, as to an undivided 16.12% interest; Henry Hoan Vu and Oanh Kim Nguyen Vu, husband and wife as joint tenants, as to an undivided 16.12% interest; Paul Vu, a single man, as to an undivided 16.12% interest; Thuy Thanh Le, a single woman, as to an undivided 16.12% interest; Phuoc Van Nguyen and Kim-Oanh Nguyen, husband and wife as joint tenants, as to an undivided 16.12% interest; Vinam World Investment & Development, LLC, a California LLC, as to an undivided 3.28% interest

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:**

Parcel 2 of Parcel Map No. 9676 in the unincorporated area, County of Kern, State of California, as shown on Map recorded September 30, 1992 in [Book 44 of Parcel Maps at Page 111](#) in the office of the County Recorder of said County.

APN: 374-020-48-00

(End of Legal Description)

### **MAP**

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2020 2021.
- B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

### **Exceptions:**

- 1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

- 2. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

- 3. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Grantee : The public in general  
Purpose : Ingress, egress and road purposes  
Recorded : December 13, 1983 in [Book 5614, Page 393](#) of Official Records  
Affects : Reference is made to said document for full particulars.

Said document was re-recorded December 29, 1983 in [Book 5618, Page 1975](#), of Official Records.

- 4. Irrevocable offer to dedicate an easement for future street or highway purposes, upon the terms and conditions as therein contained:

Recorded : December 13, 1983 in [Book 5614, Page 393](#) of Official Records  
Affects : Reference is made to said document for full particulars.

Said document was re-recorded December 29, 1983 in [Book 5618 Page 1975](#), Official Records.

- 5. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Purpose : Irrigation pipelines, right to ingress and egress, fixtures of said irrigation  
: pipelines, including the right to maintain, repair or replace  
Recorded : December 30, 1983 in [Book 5614 Page 393](#), Official Records  
Affects : Reference is made to said document for full particulars.

- 6. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Kern, Fiscal Year 2003-2004, Loan T. Nguyen and Tran Q Vu Taxpayer, Year/Bill Number 03-9308220-00-1, in the amount of \$620.91, recorded October 11, 2004 as Instrument No. [204249089](#), of Official Records.

Certificate of Tax Lien Ten-Year Extension, recorded December 20, 2013 as Instrument No. [000213183266](#), of Official Records.

7. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Kern, Fiscal Year 2004-2005, Loan T. Nguyen and Tran Q. Vu Taxpayer, Year/Bill Number 03-9308221-00-4, in the amount of \$413.90, recorded October 11, 2004 as Instrument No. [204249090](#), of Official Records.

Certificate of Tax Lien Ten-Year Extension, recorded December 20, 2013 as Instrument No. [000213183267](#), of Official Records.

8. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
10. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.
11. Easements or claims of easements not recorded in the public records.
12. Rights of parties in possession.
13. Any and all unrecorded leases.
14. To assist the Company in the clarifying, confirming and eliminating certain title matters, provide to Stewart Title, prior to recording, a completed Statement of Information for all identified and known Sellers/Owners in this transaction as is necessary to complete the search and examination of title under this order.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

- A. Property taxes for the fiscal year 2019 - 2020 shown below are paid. For proration purposes the amounts are:
- |                 |                 |
|-----------------|-----------------|
| 1st Installment | : \$561.45      |
| 2nd Installment | : \$561.44      |
| Parcel No.      | : 374-020-48-00 |
| Code Area       | : 119-004       |
- B. There are no transfers or conveyances shown in the public records within 24 months of the date of this report. If you have knowledge of any transfers or conveyances, please contact your title officer immediately for further research and review.
- C. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement 116.01-06 (ALTA 22-06 equivalent), indicating that there is located on the subject property a Vacant Land known as Vacant Land, Rosamond, California .
- D. All Transactions - Seller(s) and Buyer(s) or Borrowers are provided as attachments Stewart Title's document entitled "Acknowledgement of Receipt, Understanding and Approval of STG Privacy Notice for Stewart Title Companies and Stewart's Affiliated Business Arrangement Disclosure Statement" along with those individually named documents for your review and acknowledgment prior to closing.
- E. All Transactions - Buyer(s)/Seller(s)/Borrower(s) are provided Stewart Title's Preliminary report for review and acknowledgment prior to closing. Buyer(s) approval to include the Preliminary Report items that remain as exceptions to the title policy.
- F. Purchase Transactions Only - Seller(s)/Owner(s) are provided Stewart Title's Owner's Affidavit and Indemnity for completion prior to closing.
- G. None of the items in this report will cause the Company to decline to attach CLTA Endorsement Form 100.2-06 (ALTA 9 equivalent), or, if applicable, the CLTA Endorsement Form 115.1-06 (ALTA 4 equivalent) or 115.2-06 (ALTA 5 equivalent) to an ALTA Loan Policy, when issued.
- H. The charge for title insurance is based upon a Basic Rate.
- I. A Preliminary Change of Ownership Report must be completed by the transferee (buyer) prior to the transfer of property in accordance with the provisions of Section 480.3 of the Revenue and Taxation Code. The Preliminary Change of Ownership Report should be submitted to the recorder concurrent with the recordation of any document effecting a change of ownership. If a document evidencing a change of ownership (i.e. Deed, Affidavit-Death Joint Tenant) is presented to the recorder for recording without a preliminary change of ownership report, the recorder may charge an additional \$20.00.
- J. Some counties, including San Francisco, require that a Transfer Tax Affidavit be completed and signed by the Grantor for each deed submitted for recording. This is in addition to a Preliminary Change of Ownership Report.
- K. In addition to County Transfer Tax (which is most typically \$1.10 per thousand), any conveyance may be subject to a City Transfer and/or Conveyance Tax, as follows.
- |             |  |
|-------------|--|
| Alameda     | \$12.00 per thousand                         |
| Albany      | \$11.50 per thousand                         |
| Berkeley    | \$1,500,000 and less = \$15.00 per thousand  |
|             | \$1,500,001 and above = \$25.00 per thousand |
| Culver City | \$4.50 per thousand                          |
| Emeryville  | \$12.00 per thousand                         |
| Hayward     | \$8.50 per thousand                          |



Los Angeles \$4.50 per thousand  
Mountain View \$3.30 per thousand  
Oakland \$300,000 or less = \$10.00 per thousand  
\$300,001 to \$2,000,000 = \$15.00 per thousand  
\$2,000,001 to \$5,000,000 = \$17.50 per thousand  
\$5,000,001 and above = \$25.00 per thousand  
Palo Alto \$3.30 per thousand  
Petaluma \$2.00 per thousand  
Piedmont \$13.00 per thousand  
Pomona \$2.20 per thousand  
Redondo Beach \$2.20 per thousand  
Richmond \$100 to \$999,999 = \$7.00 per thousand  
\$1,000,000 to \$2,999,999 = \$12.50 per thousand  
\$3,000,000 to \$9,999,999 = \$25.00 per thousand  
\$10,000,000 and above = \$30.00 per thousand  
Riverside \$1.10 per thousand  
Sacramento \$2.75 per thousand  
San Leandro \$6.00 per thousand  
City and County of San Francisco  
Up to \$250,000 = \$5.00 per thousand  
\$250,000 to \$999,999 = \$6.80 per thousand  
\$1,000,000 to \$4,999,999 = \$7.50 per thousand  
\$5,000,000 to \$9,999,999 = \$22.50 per thousand  
\$10,000,000 to \$24,999,999 = \$27.50 per thousand  
Above \$25,000,000 = \$30.00 per thousand  
(Do not add the additional \$1.10 for County Tax, it is included)  
San Jose \$3.30 per thousand  
San Mateo \$1.10 per thousand  
San Rafael \$2.00 per thousand  
Santa Monica \$3.00 per thousand  
Santa Rosa \$2.00 per thousand  
Vallejo \$3.30 per thousand  
Woodland \$1.10 per thousand

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 602049  
Escrow No.: 602049

The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:

Parcel 2 of Parcel Map No. 9676 in the unincorporated area, County of Kern, State of California, as shown on Map recorded September 30, 1992 in [Book 44 of Parcel Maps at Page 111](#) in the office of the County Recorder of said County.

APN: 374-020-48-00

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 4, 2019

File No.: 602049

Property: Vacant Land, Rosamond, CA 93560

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and . Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY  
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND  
AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

\_\_\_\_\_  
Vinam World Investment and Development

TBD

By:\_\_\_\_\_

**Exhibit A (Revised 06-03-11)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(c) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records,
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i) the occupancy, use, or enjoyment of the Land;
  - ii) the character, dimensions, or location of any improvement erected on the Land;
  - iii) the subdivision of land; or
  - iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

File No.: 602049

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

# OWNER'S AFFIDAVIT AND INDEMNITY

Order No.: 602049

Address/Location: Vacant Land, Rosamond, CA 93560

APN: 374-020-48-00

In connection with the request of the Undersigned ("Affiant") for the preparation and issuance of insurance, Affiant makes the following statements and representations for the benefit of, and reliance by, title insurer STEWART TITLE GUARANTY COMPANY, and its policy issuing agent STEWART TITLE OF CALIFORNIA, INC. (collectively hereafter referred to as "TITLE"):

1. Affiant owns and holds title to property described in Schedule A of the Preliminary Report or Commitment issued in connection with the above referenced Order Number (the "Property").
2. The Affiant's possession of the Property has been peaceful and undisturbed, and title thereto has never been disputed, questioned or rejected, nor has the issuance of title insurance ever been refused, except as follows: **(If none, please state "none")**  

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3. Other than the Affiant, there are no parties entitled to possession of the Property other than the following: **(If none, please state "none")**  

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4. There are no leases, licenses, options, rights of first refusal, or contracts to sell, affecting the Property, or any parties currently in possession, of the Property, except the following: **(If none, please state "none")**  

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5. All assessments by a management, common area, building maintenance or homeowner association, if any, are paid current or are not yet due and payable.
6. There are no pending contemplated repairs/improvements to the Property, except the following: **(If none, please state "none")**  

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7. There has been no building materials, repairs, improvements or remodeling performed, provided, furnished or delivered within the last 12 months, except as follows: **(If none, please state "none")**  

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8. Affiant is not aware of the existence of any of the following:
  - a. Improvements encroaching into any easements or over any boundary lines of the Property.
  - b. Adjoining property improvements encroaching onto the Property.
  - c. Liens against the Property and/or judgments or tax liens against Affiant or any other property owner currently in title, except those described in the Preliminary Report or Commitment issued in connection with the above referenced Order Number.
  - d. Outstanding claims or persons entitled to claims for mechanics' or materialman liens against the Property.
  - e. Pending repairs/improvements to the adjacent street(s).
  - f. Any pending litigation involving the Property, the Affiant or any other property owner currently in title.
  - g. Recent improvements completed or being made to any common area(s) located within the subdivision in which the Property is located.
  - h. Violations of any recorded covenants, conditions and/or restrictions imposed on the Property.
  - i. Any pending assessments for Community Facility Districts.
  - j. Any new, pending or existing obligation or loan including any home improvements on the Property pursuant to the PACE or HERO program, or any other similar type program.
  - k. Any use of the property for the production, sale, warehousing or transporting of fresh fruits, vegetables, livestock or poultry (e.g. supermarkets, restaurants, wineries, breweries and meat packing plants).

**With regard to 8a.-8k, except as follows: (If none, please state "none")**

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9. No proceedings in bankruptcy or receivership have been instituted by or against the Affiant or any other property owner currently in title.
10. There are no unpaid utility type bills including but not limited to bills for water, sewer, hazardous waste, recycling, storm drain and/or rubbish and there are no liens related to such utilities from or on the Property, with the exception of the following: **(If none, please state "none")**

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11. There are no financial obligations secured by trust deeds, mortgages, financing statements, vendor's liens, security agreements or otherwise, against the Property, except as set forth in the Preliminary Report, proforma and/or Commitment, and as set forth below: **(If none, please state "none")**

<u>Creditor</u>	<u>Approximate Balance</u>
<hr/>	<hr/>
<hr/>	<hr/>

12. There has been no harvesting or production of any oil, gas, geothermal materials or other minerals from or on the Property and there are no oil, gas, geothermal and/or mineral leases, licenses, options, rights of first refusal, and/or contracts to sell, affecting the mineral rights associated with the Property, or other parties currently in possession, of the mineral rights on the Property, except the following: **(If none, please state "none")**

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13. Other than the Affiant, there are no other parties currently in possession of the Property, including but not limited to, any possessory interest associated with the harvesting of any oil, gas, geothermal materials or other minerals, except the following: **(If none, please state "none")**

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This is a sworn affidavit and is made for the purpose of inducing TITLE to provide certain insurance coverage to a purchaser and/or lender, and the representations contained herein are material to such insurance coverage. The undersigned hereby indemnifies and holds Stewart Title Guaranty Company and its policy issuing agent identified above harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain under its policies of title insurance or commitments to the extent any representation contained herein is incorrect. The undersigned understands that TITLE may decide not to provide the requested title insurance despite the information and affirmations contained herein.

**PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS CONTAINED IN THIS OWNER'S AFFIDAVIT AND INDEMNITY BEFORE SIGNING IN THE PRESENCE OF A NOTARY PUBLIC. THE NOTARY PUBLIC WILL EXECUTE THE ACKNOWLEDGMENT ON THE FOLLOWING PAGE. HOWEVER, IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING.**

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Vinam World Investment and Development

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California                     )  
   ) ss.  
County of \_\_\_\_\_ )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, proved to me on  
the basis of satisfactory evidence to be the person(s) who appeared before me.

\_\_\_\_\_  
Notary Signature

# Stewart Title Guaranty Company Privacy Notice

## Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

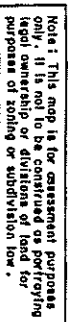
We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** *If you have any questions about this privacy notice, please contact us at:* Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

SCHOOL DIST 110-1 374.02



## PRELIMINARY REPORT

Order No.: 602084  
Your File No.:  
Buyer/Borrower Name:  
Seller Name: Kay Harter and Scott Harter

Property Address: Vacant Land, Rosamond, CA 93560

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of January 2, 2020 at 7:30AM	
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**When replying, please contact:** Shelly Sanchez, Title Officer

Stewart Title of California, Inc.  
11870 Pierce St, Ste 100  
Riverside, CA 92505  
(951) 276-2700  
Shelly.Sanchez@stewart.com



## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Report only

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

FEE

**Title to said estate or interest at the date hereof is vested in:**

[Scott Harter and Kay Harter, husband and wife as joint tenants](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:**

The Northwest quarter of the Northeast quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

APN: 374-250-04

(End of Legal Description)

### **MAP**

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2020- 2021.
- B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:
  - 1st Installment : \$943.81 Paid
  - 2nd Installment : \$943.81 Open
  - Parcel No. : 374-250-04-00
  - Code Area : 119-004
- C. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2018 - 2019:

Amounts to redeem for the above stated fiscal year (and subsequent years, if any) are:  
Amount: \$2,262.69  
By: February 29, 2020  
Amount: \$2,290.20  
By: March 31, 2020  
Amount: \$2,317.71  
By: April 30, 2020
- D. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

### **Exceptions:**

- 1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 2. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 3. An easement for road purposes and rights incidental thereto over that portion of said land lying within the lines of Gaskell Road as the same now exists.
- 4. Any discrepancies in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on Said property.

Recorded in [Book 19 Page 105](#), Record of Survey.

- 5. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.
8. Easements or claims of easements not recorded in the public records.
9. Rights of parties in possession.
10. Any and all unrecorded leases.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

- A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.
- B. If an Owners Policy will be requested, please be aware that unless instructed otherwise, we will issue a CLTA Standard Coverage Owners Policy. If a different form of policy is contemplated for this transaction, please advise and contact your title officer for additional requirements.
- C. All Transactions - Seller(s) and Buyer(s) or Borrowers are provided as attachments Stewart Title's document entitled "Acknowledgement of Receipt, Understanding and Approval of STG Privacy Notice for Stewart Title Companies and Stewart's Affiliated Business Arrangement Disclosure Statement" along with those individually named documents for your review and acknowledgment prior to closing.
- D. All Transactions - Buyer(s)/Seller(s)/Borrower(s) are provided Stewart Title's Preliminary report for review and acknowledgment prior to closing. Buyer(s) approval to include the Preliminary Report items that remain as exceptions to the title policy.
- E. Purchase Transaction Only-Seller(s)/Owner(s) are provided Stewart Title's Owner Affidavit and Indemnity for completion prior to closing.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 602084  
Escrow No.: 602084

The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:

The Northwest quarter of the Northeast quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

APN: 374-250-04

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 4, 2019

File No.: 602084

Property: Vacant Land, Rosamond, CA 93560

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and . Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50



**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY  
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND  
AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

\_\_\_\_\_  
Kay Harter

\_\_\_\_\_  
Scott Harter

TBD

By:\_\_\_\_\_

**Exhibit A (Revised 06-03-11)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(c) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records,
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i) the occupancy, use, or enjoyment of the Land;
  - ii) the character, dimensions, or location of any improvement erected on the Land;
  - iii) the subdivision of land; or
  - iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

File No.: 602084

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

# Stewart Title Guaranty Company Privacy Notice

## Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

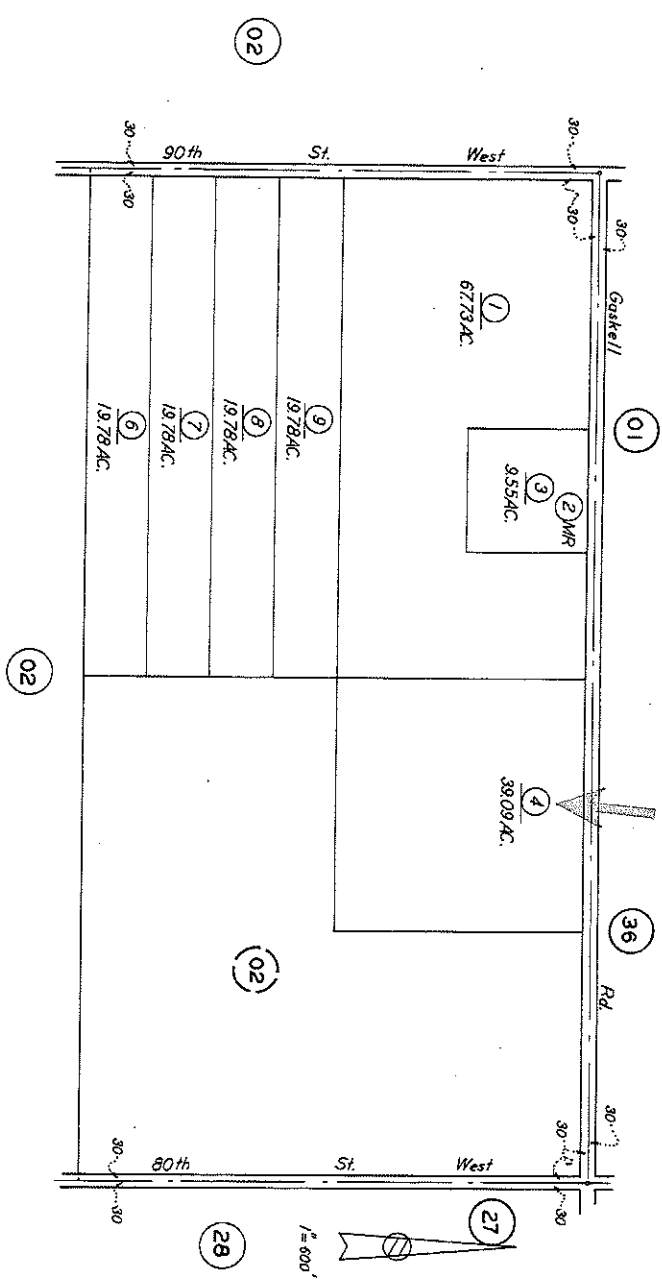
**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

374-25

N1/2 OF SEC. 32 T.9N.R.13W.

SCHOOL DIST. //9-4

374-25



Note: This map is for assessment purposes only. It is not to be construed as portfoyng legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO 374-25  
COUNTY OF KERN



## PRELIMINARY REPORT

Order No.: 602115  
Your File No.:  
Buyer/Borrower Name:  
Seller Name: Antelope Valley E Kern  
Property Address: Vacant Land, Rosamond, CA 93560

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of January 16, 2020 at 7:30AM	
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**When replying, please contact:** Shelly Sanchez, Title Officer

Stewart Title of California, Inc.  
11870 Pierce St, Ste 100  
Riverside, CA 92505  
(951) 276-2700  
Shelly.Sanchez@stewart.com

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☒ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☐

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A fee as to Parcel(s) 1. An easement more particularly described below as to Parcel(s) 2.

**Title to said estate or interest at the date hereof is vested in:**

[Antelope Valley - East Kern Water Agency, a political subdivision](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:**

Parcel 1:

The Northerly 25.00 feet (7.62 meters) of the Southerly 55.00 feet (16.76 meters) of the West half of Section 29, Township 9 North, Range 13 West, San Bernardino Meridian, in the County of Kern, State of California, according to the Official plat thereof.

EXCEPT THEREFROM an undivided one-half interest in all metals, minerals, oil, gas, petroleum and other hydrocarbon substances within or underlying said land.

Parcel 2:

An easement and right-of-way consisting of a strip of land for temporary construction purposes 35.00 feet (10.67 meters) of even width, said 35.00 foot wide strip of land lying Northerly of and immediately adjoining the Northerly line of the 25.00 foot wide strip of land described in Parcel 1 above.

APN: 374-011-09

(End of Legal Description)

### **MAP**

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2020- 2021.
- B. General and special city and/or county taxes, bonds or assessments which may become due on said land, if and when title to said land is no longer vested in a government or quasi-governmental agency. Tax parcel(s) for said land are currently shown as 374-011-09-00 .
- C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
- D. Taxes and/or assessments affecting the land, if any, for Community Facility Districts including Mello Roos Districts which may exist by virtue of assessment maps or notices filed by said districts. Said taxes and/or assessments are typically collected with the County taxes; however, some districts may remove these taxes and/or assessment from the County taxes and assess and collect them separately.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. Reservations and exceptions in the Patent by United States of America recorded February 25, 1904 in [Book 13 Page 240](#) of Patents.
- 4. An easement for ingress and egress and rights incidental thereto as reserved in a document reserved by Robert Austin Stoner and Doris Stoner Lush, recorded February 25, 1977 in [Book 5010 Page 365](#), of Official Records, which affects as described therein.
- 5. The matters contained in an instrument entitled "Turnout Easement" by and between Robert A. Stoner and Doris S. Lush and Antelope Valley-East Kern Water Agency, a public corporation upon the terms therein provided recorded August 15, 1978 in [Book 5132 Page 569](#), of Official Records.
- 6. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.
- 7. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes overlaps, encroachments, and any matters not of record, which would be disclosed by an accurate survey, and inspection of the land.

8. Rights of parties in possession.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

- A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.
- B. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 602115  
Escrow No.: 602115

The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:

Parcel 1:

The Northerly 25.00 feet (7.62 meters) of the Southerly 55.00 feet (16.76 meters) of the West half of Section 29, Township 9 North, Range 13 West, San Bernardino Meridian, in the County of Kern, State of California, according to the Official plat thereof.

EXCEPT THEREFROM an undivided one-half interest in all metals, minerals, oil, gas, petroleum and other hydrocarbon substances within or underlying said land.

Parcel 2:

An easement and right-of-way consisting of a strip of land for temporary construction purposes 35.00 feet (10.67 meters) of even width, said 35.00 foot wide strip of land lying Northerly of and immediately adjoining the Northerly line of the 25.00 foot wide strip of land described in Parcel 1 above.

APN: 374-011-09

(End of Legal Description)



## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 4, 2019

File No.: 602115

Property: Vacant Land, Rosamond, CA 93560

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and . Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY  
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND  
AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

\_\_\_\_\_  
Antelope Valley E Kern

TBD

By:\_\_\_\_\_

**Exhibit A (Revised 06-03-11)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(c) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records,
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i) the occupancy, use, or enjoyment of the Land;
  - ii) the character, dimensions, or location of any improvement erected on the Land;
  - iii) the subdivision of land; or
  - iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

File No.: 602115

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

# Stewart Title Guaranty Company Privacy Notice

## Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

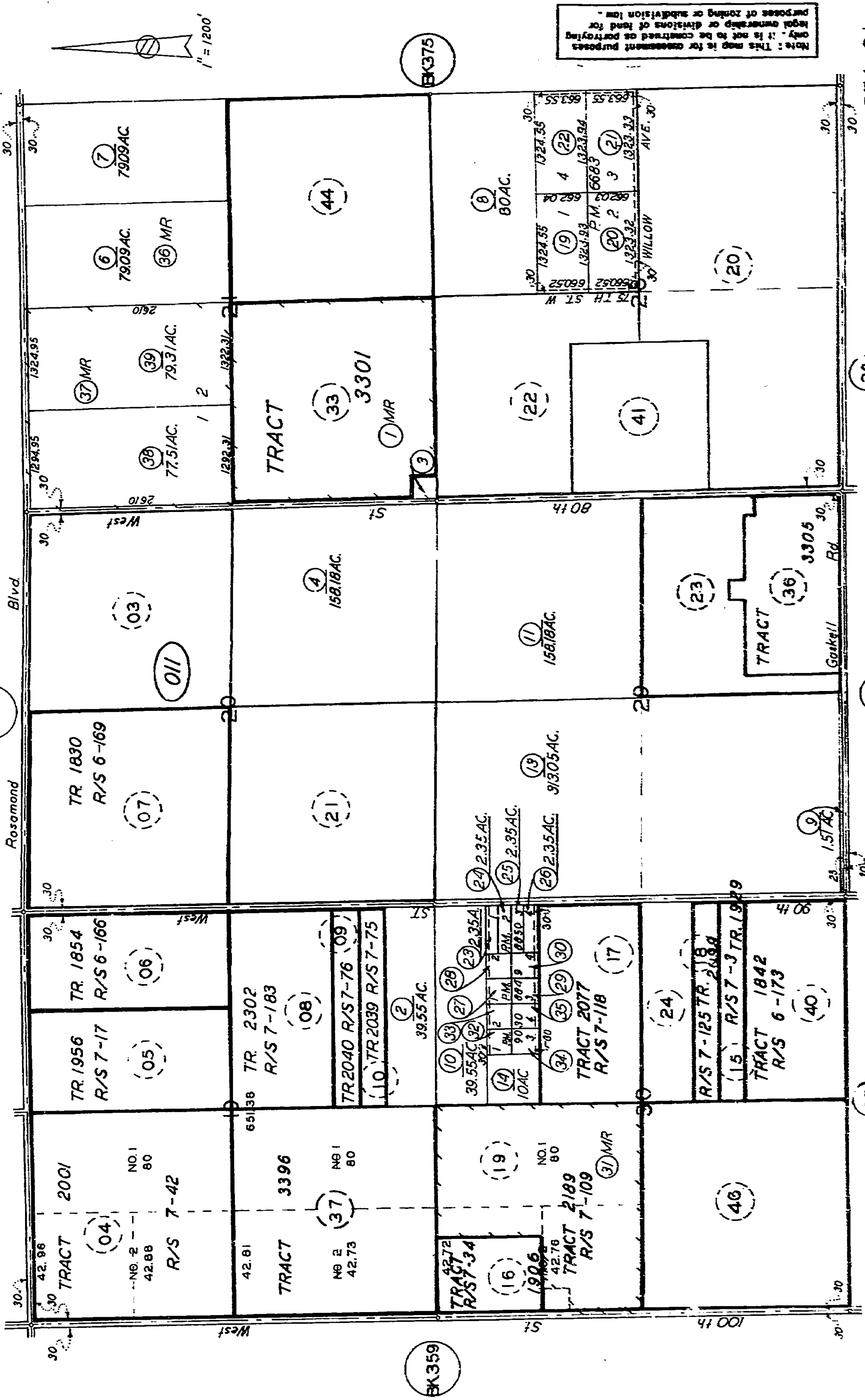
### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** *If you have any questions about this privacy notice, please contact us at:* Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056



374-01 T.9N. R.13W. SCHOOL DIST. 119-4 374-01



Note: This map is for assessment purposes only. It is not to be construed as conveying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 374-01  
COUNTY OF KERN

## PRELIMINARY REPORT

Order No.: 608992  
Your File No.:  
Buyer/Borrower Name:  
Seller Name: Lombardi Family Trust  
Property Address: Vacant Land, Rosamond, CA 93560

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of December 6, 2019 at 7:30AM	
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**When replying, please contact:** Shelly Sanchez, Title Officer

Stewart Title of California, Inc.  
11870 Pierce St, Ste 100  
Riverside, CA 92505  
(951) 276-2700  
Shelly.Sanchez@stewart.com

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☒ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☒ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☐

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

FEE

**Title to said estate or interest at the date hereof is vested in:**

[Ronald F. Lombardi and Kathleen A. Lombardi, Trustees of the Lombardi Family Trust, dated November 12, 1993, as Amended and Restated](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:**

The East half of the Northeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, according to the official of said land approved by the Surveyor General on February 19, 1856 in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the office of the Surveyor General.

APN: 374-011-07

(End of Legal Description)

### **MAP**

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:  
1st Installment : \$613.05 Delinquent  
Penalty: \$61.30  
2nd Installment : \$613.04 Open  
Parcel No. : 374-011-07-00  
Code Area : 119-004
- B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
- C. Taxes and/or assessments affecting the land, if any, for Community Facility Districts including Mello Roos Districts which may exist by virtue of assessment maps or notices filed by said districts. Said taxes and/or assessments are typically collected with the County taxes; however, some districts may remove these taxes and/or assessment from the County taxes and assess and collect them separately.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. An easement for any lawfully established County Roads and rights incidental thereto as set forth in a document recorded in [Book 271, Page 1](#) of Deeds, affects: the location of said easement is set forth therein.
- 4. An easement for any lawfully established County Roads and rights incidental thereto as set forth in a document recorded in [Book 30, Page 158](#) of Official Records, affects: the location of said easement is set forth therein.
- 5. An easement for public utilities, ingress, egress and rights incidental thereto in favor of Southern California Edison Company, a Corporation, as set forth in a document recorded April 6, 1956 in [Book 2589, Page 39](#) of Official Records, affects as more particularly described therein.  
  
Reference is made to said document for full particulars.
- 6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

7. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
8. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

9. Rights of parties in possession.
10. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

- A. The only conveyance affecting said land, which is shown in the public records within 24 months of the date of this report is , Kevin Singer, in capacity as court appointed referee only of the property known as vacant land in Rosamond, CA 93560 a/k/a as the Duntly Property with assessor parcel number 374-011-07-00-7 per Superior Court of California, County of Kern, Court Order Case No. BC569553, as Grantor and Ronald F. Lombardi and Kathleen A. Lombardi, Trustees of the Lombardi Family Trust, dated November 12, 1993, as Amended and Restated, as Grantee, recorded: January 29, 2018 as Instrument No. [218010207](#) of Official Records.
- B. If an Owners Policy will be requested, please be aware that unless instructed otherwise, we will issue a CLTA Standard Coverage Owners Policy. If a different form of policy is contemplated for this transaction, please advise and contact your title officer for additional requirements.
- C. All Transactions - Seller(s) and Buyer(s) or Borrowers are provided as attachments Stewart Title's document entitled "Acknowledgement of Receipt, Understanding and Approval of STG Privacy Notice for Stewart Title Companies and Stewart's Affiliated Business Arrangement Disclosure Statement" along with those individually named documents for your review and acknowledgment prior to closing.
- D. All Transactions - Buyer(s)/Seller(s)/Borrower(s) are provided Stewart Title's Preliminary report for review and acknowledgment prior to closing. Buyer(s) approval to include the Preliminary Report items that remain as exceptions to the title policy.
- E. ALL TRANSACTIONS - Seller(s)/Owner(s) are provided Stewart Title's Owner's Affidavit and Indemnity for completion prior to closing.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 608992  
Escrow No.: 608992

The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:

The East half of the Northeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, according to the official of said land approved by the Surveyor General on February 19, 1856 in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the office of the Surveyor General.

APN: 374-011-07

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 12, 2019

File No.: 608992

Property: Vacant Land, Rosamond, CA 93560

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and . Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY  
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND  
AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

\_\_\_\_\_  
Lombardi Family Trust

TBD

By:\_\_\_\_\_

**Exhibit A (Revised 06-03-11)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(c) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records,
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i) the occupancy, use, or enjoyment of the Land;
  - ii) the character, dimensions, or location of any improvement erected on the Land;
  - iii) the subdivision of land; or
  - iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

File No.: 608992

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.



# CERTIFICATION OF TRUST

(California Probate Code 18100.5)

## IMPORTANT: THIS CERTIFICATION OF TRUST MUST BE FULLY COMPLETED

I/(We) \_\_\_\_\_  
(Name of Trustee(s))

as Trustee(s) of the \_\_\_\_\_  
(Name of Trust)

dated (the "Trust") am/are providing the information set forth below at the request of Stewart Title Guaranty Company, a Texas corporation, and its policy issuing agent, a California corporation (hereafter collectively called "Company").

WHEREAS, Company has been requested to issue a title insurance policy on the real property described in Schedule "A" of the Preliminary Report or Commitment issued under order number 608992; and

WHEREAS, Company has determined that information concerning the Trust is necessary to ascertain whether Company will be able to issue the requested policy of title insurance;

THEREFORE, acting in my/our capacity as Trustee(s) of the Trust, I/we hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The Trust identification number (SSN or employer Tax ID) is: \_\_\_\_\_
2. As set out in the Trust, the Settlor(s) of the Trust is/are:  
\_\_\_\_\_  
\_\_\_\_\_
3. The current active Trustee(s) of the Trust is/are:  
\_\_\_\_\_  
\_\_\_\_\_
4. As set out in the Trust, the powers of the Trustee(s) include: (check all that apply)  
\_\_\_\_ The power to sell, convey and grant trust property.  
\_\_\_\_ The power to hypothecate (borrow money and encumber/lien trust property).
5. As set out in the Trust, are all currently active Trustee(s) required to execute documents when exercising the powers set forth above?  
(circle one) YES NO
6. As set out in the Trust, the Trust is: (check the appropriate box) \_\_\_\_ Revocable \_\_\_\_ Irrevocable
7. As set out in the Trust, if it's revocable, the name(s) of the person(s) identified as having power to revoke the Trust is/are:  
\_\_\_\_\_
8. The Trust and the individual named Settlor(s) do not have any liens or money judgments pending, filed and/or recorded against the Trust and/or Settlor(s).
9. The Trust and/or the individually named Settlor(s) are not aware of any threatened, pending, or filed lawsuits nor have it/they settled any lawsuits within the three (3) calendar years immediately preceding the signing of this Certification.
10. By signing below, the undersigned Trustee(s) affirm that the Trust is in full force and effect and has not been revoked or terminated; in addition, the Trust has not been modified or amended in any manner which would cause the representations set forth herein to be incorrect.
11. Is this Certification of Trust is being executed by all currently active Trustees of the Trust? (circle one) YES NO  
If "NO," please explain: \_\_\_\_\_

- PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS IN THIS CERTIFICATION BEFORE SIGNING. THE TRUSTEE(S) HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION IS TRUE, ACCURATE AND CORRECT TO THE BEST OF HIS/HER/THEIR KNOWLEDGE. IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS CERTIFICATION, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING. THE TRUSTEE(S) UNDERSTAND THAT COMPANY MAY DECIDE NOT TO PROVIDE THE REQUESTED TITLE INSURANCE DESPITE THE INFORMATION AND AFFIRMATIONS CONTAINED HEREIN.

Date Signed:\_\_\_\_\_

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Print Trustee Name

Trustee Signature

Date Signed:\_\_\_\_\_

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Print Trustee Name

Trustee Signature

State of California }  
 }SS.  
County of \_\_\_\_\_ }

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
personally appeared \_\_\_\_\_  
who proved to be on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,  
executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

(This area for official notarial seal)

# OWNER'S AFFIDAVIT AND INDEMNITY

Order No.: 608992

Address/Location: Vacant Land, Rosamond, CA 93560

APN: 374-011-07

In connection with the request of the Undersigned ("Affiant") for the preparation and issuance of insurance, Affiant makes the following statements and representations for the benefit of, and reliance by, title insurer STEWART TITLE GUARANTY COMPANY, and its policy issuing agent STEWART TITLE OF CALIFORNIA, INC. (collectively hereafter referred to as "TITLE"):

1. Affiant owns and holds title to property described in Schedule A of the Preliminary Report or Commitment issued in connection with the above referenced Order Number (the "Property").
2. The Affiant's possession of the Property has been peaceful and undisturbed, and title thereto has never been disputed, questioned or rejected, nor has the issuance of title insurance ever been refused, except as follows: **(If none, please state "none")**  

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3. Other than the Affiant, there are no parties entitled to possession of the Property other than the following: **(If none, please state "none")**  

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4. There are no leases, licenses, options, rights of first refusal, or contracts to sell, affecting the Property, or any parties currently in possession, of the Property, except the following: **(If none, please state "none")**  

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5. All assessments by a management, common area, building maintenance or homeowner association, if any, are paid current or are not yet due and payable.
6. There are no pending contemplated repairs/improvements to the Property, except the following: **(If none, please state "none")**  

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7. There has been no building materials, repairs, improvements or remodeling performed, provided, furnished or delivered within the last 12 months, except as follows: **(If none, please state "none")**  

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8. Affiant is not aware of the existence of any of the following:
  - a. Improvements encroaching into any easements or over any boundary lines of the Property.
  - b. Adjoining property improvements encroaching onto the Property.
  - c. Liens against the Property and/or judgments or tax liens against Affiant or any other property owner currently in title, except those described in the Preliminary Report or Commitment issued in connection with the above referenced Order Number.
  - d. Outstanding claims or persons entitled to claims for mechanics' or materialman liens against the Property.
  - e. Pending repairs/improvements to the adjacent street(s).
  - f. Any pending litigation involving the Property, the Affiant or any other property owner currently in title.
  - g. Recent improvements completed or being made to any common area(s) located within the subdivision in which the Property is located.
  - h. Violations of any recorded covenants, conditions and/or restrictions imposed on the Property.
  - i. Any pending assessments for Community Facility Districts.
  - j. Any new, pending or existing obligation or loan including any home improvements on the Property pursuant to the PACE or HERO program, or any other similar type program.
  - k. Any use of the property for the production, sale, warehousing or transporting of fresh fruits, vegetables, livestock or poultry (e.g. supermarkets, restaurants, wineries, breweries and meat packing plants).

**With regard to 8a.-8k, except as follows: (If none, please state "none")**

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9. No proceedings in bankruptcy or receivership have been instituted by or against the Affiant or any other property owner currently in title.
10. There are no unpaid utility type bills including but not limited to bills for water, sewer, hazardous waste, recycling, storm drain and/or rubbish and there are no liens related to such utilities from or on the Property, with the exception of the following: **(If none, please state "none")**  
\_\_\_\_\_
11. There are no financial obligations secured by trust deeds, mortgages, financing statements, vendor's liens, security agreements or otherwise, against the Property, except as set forth in the Preliminary Report, proforma and/or Commitment, and as set forth below: **(If none, please state "none")**

<u>Creditor</u>	<u>Approximate Balance</u>
_____	_____
_____	_____

12. There has been no harvesting or production of any oil, gas, geothermal materials or other minerals from or on the Property and there are no oil, gas, geothermal and/or mineral leases, licenses, options, rights of first refusal, and/or contracts to sell, affecting the mineral rights associated with the Property, or other parties currently in possession, of the mineral rights on the Property, except the following: **(If none, please state "none")**  
\_\_\_\_\_
13. Other than the Affiant, there are no other parties currently in possession of the Property, including but not limited to, any possessory interest associated with the harvesting of any oil, gas, geothermal materials or other minerals, except the following: **(If none, please state "none")**  
\_\_\_\_\_

This is a sworn affidavit and is made for the purpose of inducing TITLE to provide certain insurance coverage to a purchaser and/or lender, and the representations contained herein are material to such insurance coverage. The undersigned hereby indemnifies and holds Stewart Title Guaranty Company and its policy issuing agent identified above harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain under its policies of title insurance or commitments to the extent any representation contained herein is incorrect. The undersigned understands that TITLE may decide not to provide the requested title insurance despite the information and affirmations contained herein.

**PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS CONTAINED IN THIS OWNER'S AFFIDAVIT AND INDEMNITY BEFORE SIGNING IN THE PRESENCE OF A NOTARY PUBLIC. THE NOTARY PUBLIC WILL EXECUTE THE ACKNOWLEDGMENT ON THE FOLLOWING PAGE. HOWEVER, IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING.**

\_\_\_\_\_  
Lombardi Family Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California                    )  
  ) ss.  
County of \_\_\_\_\_ )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, proved to me on  
the basis of satisfactory evidence to be the person(s) who appeared before me.

\_\_\_\_\_  
Notary Signature

# Stewart Title Guaranty Company Privacy Notice

## Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

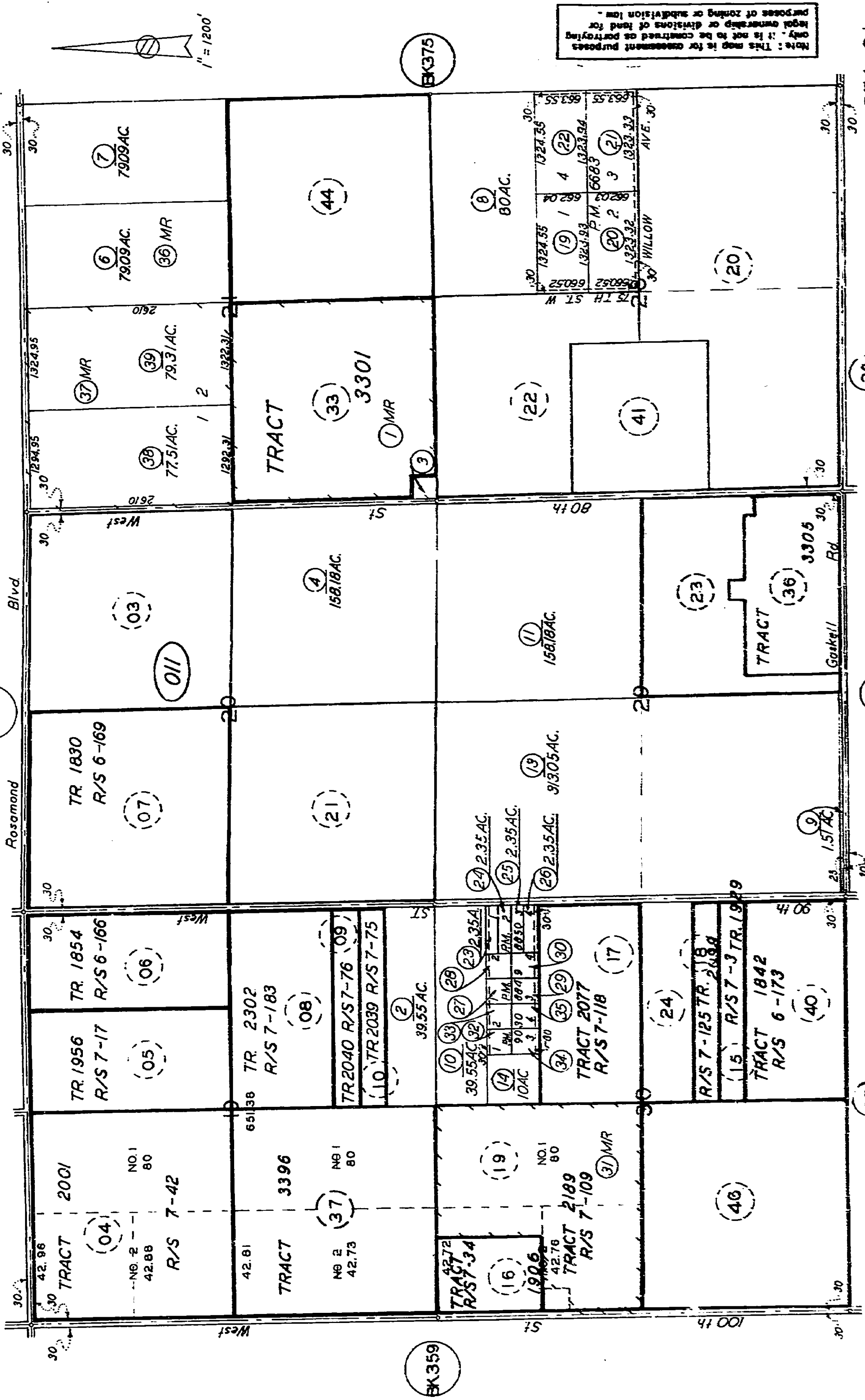
We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** *If you have any questions about this privacy notice, please contact us at:* Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

374-01 T.9N. R.13W. SCHOOL DIST. 119-4 374-01



Note: This map is for assessment purposes only. It is not to be construed as conveying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 374-01  
COUNTY OF KERN



**Louis Canaras**  
VP, Senior Underwriter,  
Production Manager

Stewart Title Guaranty Company -  
Commercial Services  
1360 Post Oak Blvd., 10th Floor  
MC #10-1  
Houston, TX 77056  
(800) 729-1906 Phone  
(713) 552-1703 Fax  
shill@stewart.com

## PRELIMINARY REPORT

Order No. : 19000330798A  
Title Unit No. : 48  
Your File No. : 19000330798  
Buyer/Borrower Name : Sustainable Power  
Seller Name : Vinam World Investment & Development

Property Address: APN 374-020-47, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title Guaranty Company Commercial Services (San Diego) hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of June 18, 2019 at 7:30 a.m.

**Amendment No. Two**

Frank Green, Title Officer

**When replying, please contact:** Frank Green, Title Officer



## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☒ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☒ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☐

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

Fee

**Title to said estate or interest at the date hereof is vested in:**

[Vinam World Investment & Development dba Vinamstar Max-International, a California LLC](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern and described as follows:**

Parcel 1 of Parcel Map No. 9676 recorded in [Book 44, Page 111](#) of Parcel Maps, in the Office of the Kern County Recorder in the County of Kern, State of California.

Excepting therefrom the interest of Henry T. Shumako, in and to an undivided one-fourth (1/4) interest in the oil, gas and other minerals and mineral rights, whether metallic or non-metallic, in and under the lands described herein, as contained in the Deed recorded January 8, 1960, in [Book 3227, Page 133](#), of Official Records.

APN: 374-020-47  
(End of Legal Description)

**THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATION PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. THERE WILL BE NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO ANY MATTERS CONCERNING THE CONTENTS OR ACCURACY OF THE MAP.**

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2019 - 2020.
- B. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.
- C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. Reservations and exceptions in the Patent by United States of America recorded April 5, 1915, in [Book 16, Page 388](#) of Patents, Kern County Records.
- 4. The right of ingress and egress to and from the herein described property for the purpose of drilling, exploring and mining and in every way operating for and removing minerals as reserved in the Deed from Henry T. Shumako and Donie B. Shumako, husband and wife, recorded January 8, 1960 in [Book 3227, Page 133](#), of Official Records.
- 5. An easement for ingress, egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded December 13, 1983, in [Book 5614, Page 393](#), of Official Records, affects reference is made to said document for full particulars. Said document was re-recorded December 29, 1983 in [Book 5618, Page 1975](#), of Official Records.
- 6. An irrevocable offer to dedicate real property recorded December 13, 1983 in [Book 5614, Page 393](#), of Official Records, wherein a portion of said land was offered for dedication to public use for future street or highway purposes, which affects reference is made to said document for full particulars. Said document was re-recorded December 29, 1983, in [Book 5618, Page 1975](#), of Official Records.
- 7. Intentionally deleted.
- 8. The matters contained in an instrument entitled Memorandum of Real Estate Purchase Option Agreement dated April 11, 2019, by and between Vinam World Investment & Development DBA Vinamstar Max-International, a California LLC and Sustainable Property Holdings, LLC, a Delaware limited liability company upon the terms therein provided recorded May 1, 2019 as Instrument No. [0219049775](#) of Official Records.

9. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
10. Rights of parties in possession.
11. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company, or by inquiry of the parties in possession thereof.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

- A. Property taxes for the fiscal year 2018 - 2019 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$441.49
2nd Installment	: \$441.49
Parcel No.	: 374-020-47-00-9
Code Area	: 119-004

Said matter affects: Parcel 1.

- B. This Company will require the following documents in order to insure a conveyance or encumbrance by the limited liability company named below: Limited liability company:

Vinam World Investment & Development LLC

- a. A certified copy of the articles of organization (LLC-1), and any amendment (LLC-2) or restatement (LLC-10) to be recorded in the appropriate county.
  - b. A copy of the operating agreement and any amendment.
  - c. Evidence that the limited liability company remains in good standing with active status.
  - d. Other requirements that the Company may set forth following its review of said documents.
- C. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.
- D. If an Owners Policy will be requested, please be aware that unless instructed otherwise, we will issue a CLTA Standard Coverage Owners Policy. If a different form of policy is contemplated for this transaction, please advise and contact your title officer for additional requirements.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title Guaranty Company Commercial Services (San Diego) via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title Guaranty Company Commercial Services (San Diego). Stewart Title Guaranty Company Commercial Services (San Diego) may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title Guaranty Company Commercial Services (San Diego) shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title Guaranty Company Commercial Services (San Diego). Such benefits shall be deemed additional compensation to Stewart Title Guaranty Company Commercial Services (San Diego) for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **WIRE INSTRUCTIONS**

We hereby request that our funds are wire transferred directly to our account. If you have any questions, regarding this matter, please call the number as referenced above.

**We do not accept ACH Transfers, these funds will be returned and may cause a delay in closing.**

**\*\*Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your title and/or escrow officer immediately to verify the information prior to sending funds.\*\***

REFERENCE OUR FILE NUMBER: **19000330798A**

REFERENCE OUR BUYER/BORROWER NAME: Sustainable Power

REFERENCE OUR SELLER NAME: **Vinam World Investment & Development**

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: June 27, 2019

Escrow No.: 19000330798A

Property: APN 374-020-47, CA

From: Stewart Title Guaranty Company - Commercial Services

This is to give you notice that Stewart Title Guaranty Company - Commercial Services ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

## PRELIMINARY REPORT

Order No. : 01180-202813  
Title Unit No. : 7435  
Your File No. : 16000330182  
Buyer/Borrower Name :  
Seller Name : Antelope Valley East Kern Water Agency

Property Address: Vacant APN : 374-210-08-00, CA  
1908 90th Street West, CA  
775 85th Street West, CA  
Vacant APN : 374-250-03-00, CA  
502 85th Street West, CA  
Vacant APN : 374-440-05-, CA  
Vacant APN : 374-440-06, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 26, 2019 at 7:30 a.m.

**Update No. 2**

Kaz Bernath, Title Officer

**When replying, please contact:** Kaz Bernath, Title Officer

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Report Only

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A Fee

**Title to said estate or interest at the date hereof is vested in:**

[Antelope Valley East Kern Water Agency, a public water agency](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Unincorporated and described as follows:**

PARCEL 1: Intentionally deleted.

PARCEL 2: APN [374-210-08](#)

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND.

PARCEL 3: APN [374-011-13](#)

THE WEST HALF OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTHERLY 25 FEET OF THE SOUTHERLY 55 FEET OF THE WEST HALF OF SAID SECTION 29, AS CONVEYED TO THE ANTELOPE VALLEY-EAST KERN WATER AGENCY IN DEED RECORDED FEBRUARY 25, 1977 IN [BOOK 5010, PAGE 365](#) OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL METALS, MINERALS, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBONS SUBSTANCES WITHIN OR UNDERLYING SAID LAND.

PARCEL 4: APN APN [374-250-01 AND 374-250-3](#)

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL OIL GAS, ASPHALTUM AND OTHER HYDROCARBONS, WITHIN OR UNDERLYING OR THAT MAY BE PRODUCED FROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, AS RESERVED BY ROY WALTER RICE, AN UNMARRIED MAN, IN DEED RECORDED NOVEMBER 22, 1948 IN [BOOK 1573, PAGE 129](#) OF OFFICIAL RECORDS.

PARCEL 5: APN [374-020-055](#)

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 57-94, AS EVIDENCED BY CERTIFICATE OF COMPLIANCE, RECORDED AUGUST 7, 1995 AS DOCUMENT [NO. 0195093855](#) AND BEING THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN; THENCE SOUTH 307.13 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 THENCE EAST ALONG A LINE PARALLEL ALONG TO

THE NORTH LINE OF THE SOUTHEASTERLY QUARTER OF SAID SECTION 32, 2642.66 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID SECTION 32; THENCE NORTH 307.12 FEET TO THE NORTHEASTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE WEST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 32, 2643.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, ONE- HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES, AS RESERVED IN ASSIGNMENT, RECORDED OCTOBER 14, 1954 IN [BOOK 2303, PAGE 272](#) OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, ONE- FOURTH OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS SUBSTANCES IN AND UNDER SAID LAND, AS RECITED IN DEED FROM HALBERT E. THOMPSON AND WIFE, RECORDED DECEMBER 10, 1956 IN [BOOK 2701, PAGE 195](#) OF OFFICIAL RECORDS.

PARCEL 6: APNS [374-440-05, 374-440-06, 374-440-07, 374-440-08](#)  
PARCELS 3, 4, 5, AND 6, OF [PARCEL MAP 6645](#), IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED OCTOBER 26, 1983 IN BOOK 30 PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OIL AND MINERAL RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY ALEXANDER S. ROMERO, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS ALEXANDER S. ROMERO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IN DEED RECORDED DECEMBER 14, 1965 IN [BOOK 3899 PAGE 911](#) OFFICIAL RECORDS.

PARCEL 7: APNS [374-011-19, 374-011-21, 374-011-22](#)

PARCELS 1, 3, & 4 OF PARCEL MAP 6683, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN [BOOK 29, PAGE 110](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 1/16TH OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEANOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1926 FROM JAS. E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN [BOOK 155 PAGE 329](#) OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLORING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OF ALL OIL, GAS, HYDROCARBONS AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

PARCEL 8: APN [374-011-20](#)

PARCEL 2 OF PARCEL MAP 6683, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN [BOOK 29, PAGE 110](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 1/16TH OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEANOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1926 FROM JAS. E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN [BOOK 155 PAGE 329](#) OF OFFICIAL RECORDS. THEREIN THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLORING AND



DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OF ALL OIL, GAS, HYDROCARBONS AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

PARCEL 9: APN [374-200-03](#)

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL OIL AND MINERALS OF 10 YEARS ONLY AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERAL SUBSTANCES ARE BEING PRODUCED THEREON IN COMMERCIAL QUANTITIES, AS RESERVED BY CHESTER B. SUMNER AND NELLE W. SUMNER, HUSBAND AND WIFE, AS JOINT TENANTS, IN DEED RECORDED DECEMBER 14, 1951 IN [BOOK 1858 PAGE 417](#), OF OFFICIAL RECORDS.

PARCEL 10: APNS [374-200-38](#), [374-200-39](#), [374-200-40](#), [374-200-41](#)

PARCELS 1 THROUGH 4 OF PARCEL MAP 6647, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN [BOOK 29, PAGE 109](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11: APNS [374-200-42](#), [374-200-43](#), [374-200-44](#), [374-200-45](#)

PARCELS 1, 2, 3, & 4 OF PARCEL MAP 6646, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 26, 1983 IN [BOOK 29, PAGE 127](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OIL AND MINERAL OF 10 YEARS ONLY AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERAL SUBSTANCES ARE BEING PRODUCED THEREON IN COMMERCIAL QUANTITIES, AS RESERVED BY CHESTER B. SUMNER AND WELLS W. SUMNER, HUSBAND AND WIFE AS JOINT TENANTS, IN DEED RECORDED DECEMBER 14, 1951.

PARCEL 12: APN [374-410-08](#)

PARCEL 1 OF PARCEL MAP NO. 8244, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED NOVEMBER 2, 1987 IN [BOOK 35, PAGE 36](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13: APNS [374-200-50](#), [374-200-51](#), [374-200-52](#), [374-200-53](#)

PARCELS 1 THRU 4 OF PARCEL MAP 8853, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED JUNE 14, 1989 IN [BOOK 38, PAGE 111](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, PETROLEUM, MINERAL RIGHTS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, AS RESERVED BY ROSA MAY KNARREBORG IN DEED RECORDED JANUARY 21, 1988 IN [BOOK 6086, PAGE 2281](#), OF OFFICIAL RECORDS.

PARCEL 14: APN [375-020-01](#)

THE EAST HALF OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO

MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(End of Legal Description)

APN: [374-200-03](#), [374-200-41](#), [374-200-40](#), [374-200-39](#), [374-200-38](#), [374-200-42](#), [374-200-43](#),  
[374-200-44](#), [374-200-45](#), [374-200-50](#), [374-200-51](#), [374-200-52](#), [374-200-53](#), [374-210-08](#), [374-011-13](#),  
[374-250-01](#), [374-250-03](#), [374-020-55](#), [374-440-05](#), [374-440-06](#), [374-440-08](#), [374-440-07](#), [374-011-19](#),  
[374-011-22](#), [374-011-21](#), [374-022-20](#), [374-410-08](#) and [375-020-01](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2019– 2020.
- B. General and special city and/or county taxes, bonds or assessments which may become due on said land, if an when title to said land is not longer vested in a government or quasi-governmental agency. Tax parcel(s) for said land are currently shown as APN: 374-210-08, 374-011-13, 374-250-01, 374-250-03, 374-020-55, 374-440-05, 374-440-06, 374-440-08, 374-440-07, 374-011-19, 374-011-22, 374-011-21, 374-022-20, 374-200-03, 374-200-41, 374-200-40, 374-200-39, 374-200-38, 374-200-42, 374-200-43, 374-200-44, 374-200-45, 374-410-08, 374-200-53, 374-200.52, 374-200-51, 374-200-50 and 375-020-01.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

+++++++ The Following Matters Affects Parcel 1: APN: Intentionally deleted+++++++

- 2. Intentionally deleted.
- 3. Intentionally deleted.
- 4. Intentionally deleted.
- 5. Intentionally deleted.
- 6. Intentionally deleted.
- 7. Intentionally deleted.
- 8. Intentionally deleted.
- 9. Intentionally deleted.
- 10. Intentionally deleted.
- 11. Intentionally deleted.

+++++++ The Following Matters Affects Parcel 2: APN: 374-210-08 ++++++++

- 12. Reservations contained in the Patent  
From: The United States of America  
To: Joseph F. Glasgon  
Recorded: June 4, 1913, in [Book 16, Page 199](#), of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may

be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

13. Rights of the public as to any portion of the land lying within the area commonly known as 90th Street West.
14. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 3: APN: 374-011-13 +++++++

15. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded April 21, 1955 in [Book 2412 Page 209](#) of Official Records, affects a strip of land 10 feet in width, lying within the West half of Section 29, Township 9, Range 13, as set forth in said document.
16. An easement for an electric line and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded May 31, 1957 in [Book 2794 Page 465](#) of Official Records, affects a strip of land 10 feet in width, lying within the Northwest quarter of Section 29, Township 9 North, Range 14 West, as set forth in said document.
17. Right of way for 90th Street West along the West line of said land, as disclosed by Record of Survey, recorded April 8, 1959 in [Book 7 Page 118](#) of Record of Surveys.
18. Any discrepancies in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said property.

Recorded: April 8, 1959 in [Book 7 Page 118](#) of Record of Surveys, Kern County Records.

19. Any discrepancies in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said property.

Recorded: April 8, 1959 in [Book 7 Page 125](#) of Record of Surveys, Kern County Records.

20. An easement for temporary construction purposes and rights incidental thereto in favor of Antelope Valley-East kern Water Agency as set forth in a document recorded February 25, 1977 as Instrument No. 16363 in [Book 5010 Page 365](#) of Official Records, affects the Northerly 35 feet of the Southerly 90 feet of the West half of said Section 29.
21. An easement for a perpetual easement and right-of-way to construct, operate, maintain, repair, and if necessary, replace a turnout structure and related facilities for agricultural water from the Grantee's underground water pipeline, know as the "West Feeder", located on adjacent real property and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency as set forth in a document recorded August 15, 1978 as Instrument No. 15337 in [Book 5132 Page 569](#) of Official Records, affects said land.
22. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 4: APN: 374-250-01 and 374-250-03 +++++++

23. Reservations contained in the Patent  
From: The United States of America  
To: Walter E. Ellsworth  
Recorded: February 27, 1914, in [Book 16, Page 247](#), of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

Said Matter Affects: The Northeast 1/4 of the Northwest 1/4 of Section 32 and other land

24. Rights of the public as to any portion of the land lying within the area commonly know as 90th Street West and Gaskell Road.
25. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded September 13, 1947 in [Book 1393 Page 488](#) of Official Records, affects the East half of the Northeast quarter of the Northwest quarter of said Section 32 .
26. An easement for a perpetual easement and right of way to construct, operate, maintain, repair, and if necessary, replace a turnout structure and related facilities for agricultural water and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency, a public corporation as set forth in a document recorded August 15, 1978 in [Book 5132 Page 566](#) of Official Records, affects portion of said land.
27. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 5: APN: 374-020-55 +++++++

28. Reservations contained in the Patent  
From: The United States of America  
To: Reinhold Gustav Guderian  
Recorded: February 27, 1914, in [Book 18, Page 9](#), of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

29. Rights of the public as to any portion of the land lying within the area commonly known as West 80th Street. Affects the Easterly 30 feet os said land.
30. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, Ltd., a California corporation as set forth in a document recorded February 19, 1942 in [Book 1079 Page 110](#) of Official Records, affects the West 5 feet of the Southeast quarter of said Section 32.
31. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, Ltd., a corporation as set forth in a document recorded February 19, 1942 in [Book 1070 Page 480](#) of Official Records, affects the West 5 feet of the Southwest quarter of the Northeast quarter of said Section 32.
32. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded June 8, 1953 in [Book 2089 Page 525](#), affects the Northerly 5 feet of the Northeast quarter of the Southeast quarter of Section 32.

33. An easement or other provisions for the purpose of future street line and rights incidental thereto as shown on the recorded Parcel Map No. 1772, recorded January 14, 1974 in [Book 8 Page 140](#) of Parcel Maps, which affects the Northerly 45 feet, the Westerly 45 feet, the Easterly 25 feet and the Southerly 25 feet of Parcel 1 of Parcel Map 1772.
34. The matters contained in an instrument entitled "Memorandum of Water Service Agreement" dated November 12, 1996, by and between Antelope Valley-East Kern Water Agency and I and I Farms Incorporated upon the terms therein provided recorded January 23, 1997 as Instrument [No. 0197009172](#) of Official Records.
35. The matters contained in an instrument entitled "Water Line Easement Deed and Agreement" dated April 26, 1996, by and between I and I Farms, Incorporated, a California corporation and Felix Tapla and Eulalia Tapla, husband and wife and Charles Tapla and Nellie Tapla, husband and wife upon the terms therein provided recorded March 7, 1997 as Instrument [No. 0197027501](#) of Official Records.

+++++++ The Following Matters Affects Parcel 6: APN: 374-440-05, 06, 07 and 08 +++++++

36. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 5, 1956 in [Book 2588 Page 131](#) of Official Records, affects the East half of the Southeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, also known as Parcels 5 and 6 of [Parcel Map 6645](#), being a portion of Parcel 6.

All of said pole lines shall be erected and maintained within one foot of a line extending over and across the above described real property of Alexander S. Romero and Irene K. Romero, also known as Kittie Irene Romero, husband and wife and Evelyn M. Weston, a married woman and being parallel with and 32 feet Westerly, measured at right angles, from the East line of the Southeast quarter of said Section 21.

37. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded September 30, 1968 in [Book 4201 Page 635](#) of Official Records, affects the Northerly 10 feet of the Southerly 35 feet of Parcel 5 of [Parcel Map 6645](#), being a portion of Parcel 6.
38. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded January 16, 1970 in [Book 4356 Page 82](#) of Official Records, affects the Northerly 10 feet of the Southerly 35 feet of Parcel 4 of [Parcel Map 6645](#), being a portion of Parcel 6.
39. An easement for ingress and egress and road purposes and rights incidental thereto in favor of Public in General as set forth in a document recorded March 11, 1983 in [Book 5533 Page 929](#) of Official Records, affects the East 30 feet of Parcels 5 and 6 of [Parcel Map 6645](#), the South 30 feet of Parcels 4 and 5 of [Parcel Map 6645](#), and the West 30 feet of Parcels 3 and 4 of [Parcel Map 6645](#), together with triangular parcels described therein, being portions of Parcel 6.
40. An irrevocable offer to dedicate real property recorded March 11, 1983 in [Book 5533 Page 929](#) of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects the East 55 feet of Parcels 5 and 6 of [Parcel Map 6645](#), the South 55 feet of Parcels 4 and 5 of [Parcel Map 6645](#), and the West 45 feet of Parcels 3 and 4 of [Parcel Map 6645](#), together with triangular parcels described therein, being portions of Parcel 6.

Also disclosed by Delineation of Parcel [Parcel Map 6645](#) filed October 26, 1983 in Book 30 Page 26 of Parcel Maps

41. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately

for further review.

+++++++ The Following Matters Affects Parcel 7: APN: 374-011-19, 21 and 22 +++++++  
and Parcel 8: APN: 374-011-20

42. Reservations contained in the Patent from the United States of America  
To: James E. Wheat  
Recorded: November 30, 1926 in [Book 154 Page 369](#) of Official Records  
Affects: Parcels 7 and 8 Northeast of Section 28

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

43. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded March 21, 1956 in [Book 2580 Page 342](#) of Official Records, affects Parcels 3 and 4 of [Parcel Map 6683](#), being a portion of Parcel 7, as set forth in said document.
44. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 5, 1956 in [Book 2588 Page 131](#) of Official Records, affects the East half of the Southeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, also know as Parcels 5 and 6 of [Parcel Map 6645](#), being a portion of Parcel 6.

All of the poles shall be erected and maintained within one foot of a line extending over and across the above described real property of Alexander S. Romero and Irene K. Romero, also know as Kittie Irene Romero, husband and wife and Evelyn M. Weston, a married woman and being parallel with and 32 feet Westerly, measured at right angles, from the East line of the Southeast quarter of said Section 21.

45. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded April 12, 1988 in [Book 5541 Page 1464](#) of Official Records, affects the South 30 feet of Parcel 2 and the East 30 feet of Parcels 3 and 4 of [Parcel Map 6683](#), and the West 30 feet of Parcels 1 and 2 of [Parcel Map 6683](#), also triangular parcels as described therein, being portions of Parcels 7 and 8.
46. An irrevocable offer to dedicate real property recorded April 12, 1988 in [Book 5541 Page 1464](#) of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects the West 45 feet of Parcels 1 and 2 of [Parcel Map 6683](#), the East 55 feet of Parcels 3 and 4 and the South 45 feet of Parcels 2 and 3, also triangular parcels described therein, being portions of Parcels 7 and 8.

Also disclosed by delineation on [Parcel Map 6683](#), filed May 5, 1983 in Book 29 Page 110 of Parcel Maps.

47. The following recitals contained on said [Parcel Map 6683](#), recorded in Book 29 Page 110 of Parcel Maps.

Notice is hereby given that all of the area within this Parcel Map is subject to sheet flooding from the 100 year flow of the Antelope Valley Streams with depths of about 1.0 foot and a velocity of about 3.0 feet per second ("Floodplain-Secondary Zone"), generally, no permanent structures are permitted within the drainage easements development within the area encompassed by this parcel map "Floodplain-Secondary Zone" shall comply with County Ordinance G-1976, G-2755, G-2425 and G-2936 and the latest revisions therefore permanent structures (Mobile Homes



Buildings Water Wells, etc) located within the floodplain secondary zone, shall be elevated and/or flood protected to 20 feet above the adjacent ground elevation at that location.

48. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 9: APN: 374-200-03 +++++++

49. Reservation contained in the Patent  
From: The United States of America  
To: Lucy W. Hill  
Recorded: May 3, 1913 in [Book 15 Page 383](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

50. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 21, 1956 in [Book 2580 Page 342](#) of Official Records, affects said land.
51. An easement for ingress and egress and rights incidental thereto in favor of Shirley B. Beery, a single woman as set forth in a document recorded March 31, 1977 in [Book 5017 Page 1566](#) of Official Records, affects the Westerly 20 feet of said land.
52. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 10: APN: 374-200-038, 39, 40 and 41 +++++++

53. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
54. Reservation contained in the Patent  
From: The United States of America  
To: Lucy W. Hill  
Recorded: May 3, 1913 in [Book 15 Page 383](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

55. An easement for pipelines and any and all appurtenances and rights incidental thereto in favor of The Antelope Valley-East Kern Water Agency as set forth in a document recorded July 19, 1979 in [Book 5214 Page 1125](#) of Official Records, affects the Southerly 35 feet of Parcels 1, 2, 3 and 4 of



[Parcel Map No. 6647](#), being a portion of Parcel 10.

56. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded March 11, 1983 in [Book 5533 Page 925](#) of Official Records, affects the West 30 feet of Parcel 1 of [Parcel Map No. 6647](#), except the South 55 feet thereof, also a parcel bounded on the South by the North line of said South 55 feet, on the West by the East line of said West 30 feet, and on the Northeast by the arc of a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines, being portions of Parcel 10.
57. An irrevocable offer to dedicate real property recorded March 11, 1983 in [Book 5533 Page 925](#) of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects the West 45 feet of Parcel 1 of [Parcel Map No. 6647](#), except the South 55 feet thereof, also a parcel bounded on the South by the North line of said South 55 feet, on the West by the East line of said West 30 feet, and on the Northeast by the arc of a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines, being portions of Parcel 10.

Also disclosed by delineation on [Parcel Map No. 6647](#) filed May 5, 1983 in Book 29 Page 109 of Parcel Maps.

58. The following recitals contained on said [Parcel Map No. 6647](#), recorded in Book 29 Page 109 of Parcel Maps.

Notice is hereby given that all of the area within this Parcel Map is subject to sheet flooding from the 100 year flow of the Antelope Valley Streams with depths of about 1.0 foot and a velocity of about 3.0 feet per second ("Floodplain-Secondary Zone"), generally, no permanent structures are permitted within the drainage easements development within the area encompassed by this parcel map "Floodplain-Secondary Zone" shall comply with County Ordinance G-1976, G-2755, G-2425 and G-2936 and the latest revisions therefore permanent structures (Mobile Homes Buildings Water Wells, etc) located within the floodplain secondary zone, shall be elevated and/or flood protected to 20 feet above the adjacent ground elevation at that location.

59. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 11: APN: 374-200-42, 43, 44 and 45 +++++++

60. Reservation contained in the Patent  
From: The United States of America  
To: Lucy W. Hill  
Recorded: May 3, 1913 in [Book 15 Page 383](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

61. An easement for an access easement and right of way and rights incidental thereto in favor of John W. Berry and Mera O. Berry, husband and wife as set forth in a document recorded January 25, 1955 in [Book 2358 Page 34](#) of Official Records, affects the Easterly 20 feet of Parcels 1, 2, 3, and 4 of [Parcel Map No. 6646](#), being a portion of Parcel 11.
62. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 29, 1955 in [Book 2398 Page](#)

[79](#) of Official Records, affects the Westerly 10 feet of the Easterly 34 feet of Parcels 1, 2, 3, and 4 of [Parcel Map No. 6646](#), being a portion of Parcel 11.

63. An easement for an easement and rights incidental thereto in favor of The Public in General as set forth in a document recorded March 11, 1983 in [Book 5533 Page 933](#) of Official Records, affects the North 30 feet of Parcel 1 of [Parcel Map No. 6646](#), and the East 30 feet of Parcels 1, 2, 3 and 4 of [Parcel Map No. 6646](#), also a parcel bounded on the North by the South line of said North 30 feet, on the East by the West line of said East 30 feet, and on the Southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines, being portions of Parcel 11.
64. An irrevocable offer to dedicate real property recorded March 11, 1983 in [Book 5533 Page 933](#) of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects North 45 feet of Parcel 1 of [Parcel Map No. 6646](#), and the East 45 feet of Parcels 1, 2, 3 and 4 of [Parcel Map No. 6646](#), also a parcel bounded on the North by the South line of said North 45 feet, on the East by the West line of said East 45 feet, and on the Southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines, being portions of Parcel 11.

Also disclosed by delineation on [Parcel Map No. 6646](#) filed May 26, 1983 in Book 29 Page 127 of Parcel Maps.

65. The following recitals contained on said [Parcel Map No. 6646](#), recorded in Book 29 Page 127 of Parcel Maps.

Notice is hereby given that all of the area within this Parcel Map is subject to sheet flooding from the 100 year flow of the Antelope Valley Streams with depths of about 1.0 foot and a velocity of about 3.0 feet per second ("Floodplain-Secondary Zone"), generally, no permanent structures are permitted within the drainage easements development within the area encompassed by this parcel map "Floodplain-Secondary Zone" shall comply with County Ordinance G-1976, G-2755, G-2425 and G-2936 and the latest revisions therefore permanent structures (Mobile Homes Buildings Water Wells, etc) located within the floodplain secondary zone, shall be elevated and/or flood protected to 20 feet above the adjacent ground elevation at that location.

66. An irrevocable offer to dedicate real property recorded May 5, 1983 in [Book 5548 Page 1362](#) of Official Records, wherein a portion of said land was offered for dedication to public use for drainage purposes, which affects over portion of Parcel 1 of [Parcel Map No. 6646](#) in Book 29 Page 127 of Parcel Maps.

Said offered is subject to provision and condition therein provided.

67. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 12: APN: 374-410-08 +++++++

68. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
69. Reservation contained in the Patent  
From: The United States of America  
To: Lucy W. Hill  
Recorded: May 3, 1913 in [Book 15 Page 383](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

70. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded May 8, 1962 in [Book 3489 Page 582](#) of Official Records, affects said land.
71. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded September 24, 1979 in [Book 5231 Page 237](#) of Official Records, affects said land.
72. An irrevocable offer to dedicate real property recorded September 24, 1979 in [Book 5231 Page 237](#) of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects said land.
73. An easement for drainage and rights incidental thereto in favor of County of Kern as set forth in a document recorded October 8, 1987 as Instrument No. 43502 in [Book 6055 Page 1667](#) of Official Records, affects the North 170 feet of said land.
74. Various notes and recitals contained in the Owners Certificate for Parcel Map No. 8244, recorded November 2, 1987 as Instrument No. 53010 in [Book 6063 Page 298](#) of Official Records.
75. The matters contained in an instrument entitled "Grant of Easement to Water Well and Declaration of Joint Use" dated March 14, 1990, by Glenn Fisher, La Veta M. Fisher and Linda Fisher upon the terms therein provided recorded August 15, 1990 as Instrument [No. 21634](#) in Book 6419 Page 236 of Official Records.

The owners of various parcels relinquished their interest in an easement for proposed water system, by "Amendment to Grant of Easement to Water Well Declaration of Joint Use", recorded June 30, 1997 as Instrument [No. 0197085390](#) of Official Records.

The matters contained in an Amendment to Grant of Easement to Water Well Declaration of Joint Use, dated June 29, 1997, recorded July 29, 1997 as Instrument [No. 0197098089](#) of Official Records.

76. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 13: APN: 374-200-50, 51, 52 and 53 +++++++

77. Reservation contained in the Patent  
From: The United States of America  
To: Lucy W. Hill  
Recorded: May 3, 1913 in [Book 15 Page 383](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

78. An easement for temporary construction purposes and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency as set forth in a document recorded February 3, 1977 in [Book 5005 Page 1584](#) of Official Records, affects the Southerly 35 feet of Parcel 1 through 4 of [Parcel Map 8853](#), being a portion of Parcel 13.

79. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects Parcel 14: APN: 374-050-01 +++++++

80. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

81. Reservation contained in the Patent  
From: The United States of America  
To: Louis E. Hillen  
Recorded: November 24, 1895 in [Book 7 Page 218](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

82. Reservation contained in the Patent  
From: The United States of America  
To: Frank J. Hart  
Recorded: February 1, 1911 in [Book 15 Page 227](#) of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

83. An easement for public highway and rights incidental thereto in favor of County of Kern as set forth in a document recorded July 19, 1933 as Instrument No. 9139 in [Book 475 Page 495](#) of Official Records, affects the East 30 feet of said Section 34.

84. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded March 3, 1952 as Instrument No. 10673 in [Book 1909 Page 130](#) of Official Records, affects the Southerly 10 feet of the Northeast quarter of said Section 34, except any portion within 60th Street West.

85. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded July 17, 1952 as Instrument No. 33268 in [Book 1964 Page 371](#) of Official Records, affects portion of the Southwest quarter of the Southeast quarter of said Section 34.

86. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 14, 1964 as Instrument No. 24417 in [Book 3714 Page 937](#) of Official Records, affects a portion of the Southeast quarter of said Section 34.
87. An easement for a perpetual easement and right of way to construct, operate, maintain, repair, and if necessary replace a turnout structure and related facilities for agricultural water from the Grantee's underground water pipeline know as the "West Feeder", located on adjacent real property and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency as set forth in a document recorded August 15, 1978 as Instrument No. 15338 in [Book 5132 Page 573](#) of Official Records, affects said land.
88. Intentionally deleted.
89. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

+++++++ The Following Matters Affects all Parcels +++++++

90. Rights of parties in possession.
91. Any easements not disclosed by those public records which impart constructive notice as to matters affecting title to real property and which are not visible and apparent from an inspection of the surface of said land.
92. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.
93. The terms and provisions of a document entitled Notice of Lease Option Agreement dated November 16, 2016 by and between, Antelope Valley-East Kern Water Agency, a public entity, as Optionor and FTP Power LLC, a Delaware limited liability company, as Optionee. Recorded January 20, 2016 as Instrument No. 000217008044 of Official Records.  
Affects: Said land and other properties.
94. The following matters affect the mineral interest only:  
A Quitclaim Deed dated 12/20/2018 executed by Phillip J. Jacobs, Trustee of the Thomas Antongiovanni Trust No. 1 u/a dated March 21, 1980, as grantor and Brian Antongiovanni, a married man, et al. Recorded December 21, 2018 as Instrument No. 218167709 of Official Records.  
Memorandums of Subordination and Waiver of Surface Rights Agreement, Recorded August 26, 2019 as Instrument Nos. 219108651, 219108652, 219108653, 219108654, 219108655, 219108656, 219108657, 219108658, 219108659, 219108660, 219108661, 219108662, 219108663, 219108664, 219108665, 219108666 and 2019108667. Recorded August 28, 2019 as Instrument Nos. 219110410 and 219110411 all of Official Records.  
typist/ zd

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Order No.: 01180-202813  
Escrow No.: 01180-202813

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

PARCEL 1: Intentionally deleted.

PARCEL 2: APN [374-210-08](#)

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND.

PARCEL 3: APN [374-011-13](#)

THE WEST HALF OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTHERLY 25 FEET OF THE SOUTHERLY 55 FEET OF THE WEST HALF OF SAID SECTION 29, AS CONVEYED TO THE ANTELOPE VALLEY-EAST KERN WATER AGENCY IN DEED RECORDED FEBRUARY 25, 1977 IN [BOOK 5010, PAGE 365](#) OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL METALS, MINERALS, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBONS SUBSTANCES WITHIN OR UNDERLYING SAID LAND.

PARCEL 4: APN APN [374-250-01 AND 374-250-3](#)

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL OIL GAS, ASPHALTUM AND OTHER HYDROCARBONS, WITHIN OR UNDERLYING OR THAT MAY BE PRODUCED FROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, AS RESERVED BY ROY WALTER RICE, AN UNMARRIED MAN, IN DEED RECORDED NOVEMBER 22, 1948 IN [BOOK 1573, PAGE 129](#) OF OFFICIAL RECORDS.

PARCEL 5: APN [374-020-055](#)

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 57-94, AS EVIDENCED BY CERTIFICATE OF COMPLIANCE, RECORDED AUGUST 7, 1995 AS DOCUMENT [NO. 0195093855](#) AND BEING THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.



ALSO THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN; THENCE SOUTH 307.13 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 THENCE EAST ALONG A LINE PARALLEL ALONG TO THE NORTH LINE OF THE SOUTHEASTERLY QUARTER OF SAID SECTION 32, 2642.66 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID SECTION 32; THENCE NORTH 307.12 FEET TO THE NORTHEASTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE WEST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 32, 2643.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, ONE- HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES, AS RESERVED IN ASSIGNMENT, RECORDED OCTOBER 14, 1954 IN [BOOK 2303, PAGE 272](#) OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, ONE- FOURTH OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS SUBSTANCES IN AND UNDER SAID LAND, AS RECITED IN DEED FROM HALBERT E. THOMPSON AND WIFE, RECORDED DECEMBER 10, 1956 IN [BOOK 2701, PAGE 195](#) OF OFFICIAL RECORDS.

PARCEL 6: APNS [374-440-05, 374-440-06, 374-440-07, 374-440-08](#) PARCELS 3, 4, 5, AND 6, OF [PARCEL MAP 6645](#), IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED OCTOBER 26, 1983 IN BOOK 30 PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OIL AND MINERAL RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY ALEXANDER S. ROMERO, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS ALEXANDER S. ROMERO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IN DEED RECORDED DECEMBER 14, 1965 IN [BOOK 3899 PAGE 911](#) OFFICIAL RECORDS.

PARCEL 7: APNS [374-011-19, 374-011-21, 374-011-22](#)

PARCELS 1, 3, & 4 OF PARCEL MAP 6683, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN [BOOK 29, PAGE 110](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 1/16TH OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEANOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1926 FROM JAS. E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN [BOOK 155 PAGE 329](#) OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLORING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OF ALL OIL, GAS, HYDROCARBONS AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

PARCEL 8: APN [374-011-20](#)

PARCEL 2 OF PARCEL MAP 6683, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN,

STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN [BOOK 29, PAGE 110](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 1/16TH OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEANOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1926 FROM JAS, E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN [BOOK 155 PAGE 329](#) OF OFFICIAL RECORDS. THEREIN THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLORING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OF ALL OIL, GAS, HYDROCARBONS AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

PARCEL 9: APN [374-200-03](#)

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL OIL AND MINERALS OF 10 YEARS ONLY AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERAL SUBSTANCES ARE BEING PRODUCED THEREON IN COMMERCIAL QUANTITIES, AS RESERVED BY CHESTER B. SUMNER AND NELLE W. SUMNER, HUSBAND AND WIFE, AS JOINT TENANTS, IN DEED RECORDED DECEMBER 14, 1951 IN [BOOK 1858 PAGE 417](#), OF OFFICIAL RECORDS.

PARCEL 10: APNS [374-200-38](#), [374-200-39](#), [374-200-40](#), [374-200-41](#)

PARCELS 1 THROUGH 4 OF PARCEL MAP 6647, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN [BOOK 29, PAGE 109](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11: APNS [374-200-42](#), [374-200-43](#), [374-200-44](#), [374-200-45](#)

PARCELS 1, 2, 3, & 4 OF PARCEL MAP 6646, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 26, 1983 IN [BOOK 29, PAGE 127](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OIL AND MINERAL OF 10 YEARS ONLY AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERAL SUBSTANCES ARE BEING PRODUCED THEREON IN COMMERCIAL QUANTITIES, AS RESERVED BY CHESTER B. SUMNER AND WELLS W. SUMNER, HUSBAND AND WIFE AS JOINT TENANTS, IN DEED RECORDED DECEMBER 14, 1951.

PARCEL 12: APN [374-410-08](#)

PARCEL 1 OF PARCEL MAP NO. 8244, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED NOVEMBER 2, 1987 IN [BOOK 35, PAGE 36](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13: APNS [374-200-50](#), [374-200-51](#), [374-200-52](#), [374-200-53](#)

PARCELS 1 THRU 4 OF PARCEL MAP 8853, IN THE UNINCORPORATED AREA OF THE COUNTY OF

KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED JUNE 14, 1989 IN [BOOK 38, PAGE 111](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, PETROLEUM, MINERAL RIGHTS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, AS RESERVED BY ROSA MAY KNARREBORG IN DEED RECORDED JANUARY 21, 1988 IN [BOOK 6086, PAGE 2281](#), OF OFFICIAL RECORDS.

PARCEL 14: APN [375-020-01](#)

THE EAST HALF OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: February 21, 2020

Escrow No.: 01180-202813

Property: Vacant APN : 374-210-08-00, CA  
1908 90th Street West, CA  
775 85th Street West, CA  
Vacant APN : 374-250-03-00, CA  
502 85th Street West, CA  
Vacant APN : 374-440-05-, CA  
Vacant APN : 374-440-06, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**FOR TRANSACTIONS WHERE STEWART TITLE  
OF CALIFORNIA IS NOT CLOSING ESCROW**

STCA Order Number: 01180-202813  
Subject Property Address: Vacant APN : 374-210-08-00, CA 1908 90th Street West, CA 775  
85th Street West, CA Vacant APN : 374-250-03-00, CA 502 85th  
Street West, CA Vacant APN : 374-440-05-, CA Vacant APN :  
374-440-06, CA  
Subject Property APN:

**ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF “AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT” AND  
“STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES”**

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's “Affiliated Business Arrangement Disclosure Statement” and “STG Privacy Notice for Stewart Title Companies”, provided to me/us in connection with the above captioned matter.

Read and signed on the 28th day of February, 2016

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Antelope Valley East Kern Water Agency

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

**TRUSTEE CERTIFICATE**  
(California Probate Code Section 18100.5)

SCETRUST

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Order No. 01180-202813

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

## PRELIMINARY REPORT

Order No. : 01180-202814  
Title Unit No. : 7435  
Your File No. : 16000330183  
Buyer/Borrower Name :  
Seller Name : Bayshore Kern

Property Address: Vacant APN : 374-011-08-00-0, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 26, 2019 at 7:30 a.m.

**Update No. 1**

Kaz Bernath, Title Officer

**When replying, please contact:** Kaz Bernath, Title Officer

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Report Only

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A Fee

**Title to said estate or interest at the date hereof is vested in:**

[ADM Investments, LLC, a California limited liability company](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:**

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING 1/16TH OF ALL OIL, GAS HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEANLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1925 FROM JAS E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN [BOOK 155, PAGE 329](#), OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLOITING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATOR AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OR ALL OIL, GAS, HYDROCARBON AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 1/2 OF 2/16TH OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 11, 1987 IN [BOOK 5978, PAGE 2344](#), OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN [BOOK 5981, PAGE 87](#), OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION, 1/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN [BOOK 5981, PAGE 92](#), OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 18, 1987 IN [BOOK 5981, PAGE 1354](#), OFFICIAL RECORDS.

APN: [374-011-08-00-0](#)  
(End of Legal Description)

THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:  
1st Installment: \$1,210.79 Open  
2nd Installment: \$1,210.79 Open  
Parcel No.: 374-011-08-00-0  
Code Area: 119004.
- B. Intentionally Deleted.
- C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
- D. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. Rights, rights of way, reservations and exceptions in the Patent recorded November 30, 1926 in [Book 154, Page 369](#), of Official Records.
- 4. An easement for poles and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded March 21, 1956 in [Book 2580, Page 342](#), of Official Records, affects said easement is more particularly described in the above mentioned document.
- 5. Intentionally deleted.
- 6. An easement for water pipe lines and rights incidental thereto in favor of Shirley B. Beery, a widow as set forth in a document recorded November 23, 1977 in [Book 5071, Page 1298](#), of Official Records, affects said easement is more particularly described in the above mentioned document.
- 7. An easement for ingress, egress, road purposes and rights incidental thereto in favor of Shirley B. Beery as set forth in a document recorded September 9, 1983 in [Book 5587, Page 1241](#), of Official Records, affects said easement is more particularly described in the above mentioned document.
- 8. Rights of parties in possession.
- 9. The terms and provisions of that certain Memorandum of Real Estate Purchase Option Agreement



dated February 3, 2016 by and between ADM Investments, LLC, a California limited liability company, as Seller and Sustainable Property Holdings LLC, a Delaware limited liability company, as Purchaser. Recorded January 20, 2017 as Instrument No. 20107008046 of Official Records. Said Agreement was Amended by Memorandum of Amendment to Purchase Option Agreement Recorded April 25, 2019 as Instrument No. 219046434 of Official Records.

Type/Rev: PVA

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. This Company will require the following documents in order to insure a conveyance or encumbrance by the limited liability company named below:

Limited liability company: ADM Investments, LLC, a California limited liability company

- a. A certified copy of the articles of organization (LLC-1), and any amendment (LLC-2) or restatement (LLC-10) to be recorded in the appropriate county.
  - b. A copy of the operating agreement and any amendment.
  - c. Evidence that the limited liability company remains in good standing with active status.
  - d. Other requirements that the Company may set forth following its review of said documents.
- B. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Order No.: 01180-202814  
Escrow No.: 01180-202814

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING 1/16TH OF ALL OIL, GAS HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEANOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1925 FROM JAS E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN [BOOK 155, PAGE 329](#), OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLOITING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATOR AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OR ALL OIL, GAS, HYDROCARBON AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 1/2 OF 2/16TH OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 11, 1987 IN [BOOK 5978, PAGE 2344](#), OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN [BOOK 5981, PAGE 87](#), OFFICIAL RECORDS.

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EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 18, 1987 IN [BOOK 5981, PAGE 1354](#), OFFICIAL RECORDS.

APN: 374-011-08-00-0

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 05, 2019

Escrow No.: 01180-202814

Property: Vacant APN : 374-011-08-00-0, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**FOR TRANSACTIONS WHERE STEWART TITLE  
OF CALIFORNIA IS NOT CLOSING ESCROW**

STCA Order Number: 01180-202814  
Subject Property Address: Vacant APN : 374-011-08-00-0, CA  
Subject Property APN: 374-011-08-00-0

**ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF “AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT” AND  
“STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES”**

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's “Affiliated Business Arrangement Disclosure Statement” and “STG Privacy Notice for Stewart Title Companies”, provided to me/us in connection with the above captioned matter.

Read and signed on the 28th day of February, 2016

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Bayshore Kern

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00



## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
    - (i) the occupancy, use, or enjoyment of the Land;
    - (ii) the character, dimensions, or location of any improvement erected on the Land;
    - (iii) the subdivision of land; or
    - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
  3. Defects, liens, encumbrances, adverse claims, or other matters
    - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
    - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - (c) resulting in no loss or damage to the Insured Claimant;
    - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
    - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
  4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer; or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

**TRUSTEE CERTIFICATE**  
(California Probate Code Section 18100.5)

SCETRUST

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Order No. 01180-202814

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.



Kaz Bernath  
Stewart Title of California, Inc.  
11870 Pierce St Ste 100  
Riverside, CA 92505  
Phone: (951) 276-2700  
Fax:  
KBernath@stewart.com

## PRELIMINARY REPORT

Order No. : 01180-202815  
Title Unit No. : 7435  
Your File No. : 16000330184  
Buyer/Borrower Name :  
Seller Name : James T Hsu

Property Address: Vacant APN : 374-011-11-00, CA  
Vacant APN : 374-011-04-00, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 26, 2019 at 7:30 a.m.

**Update No. 2**

Kaz Bernath, Title Officer

**When replying, please contact:** Kaz Bernath, Title Officer

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Preliminary Search

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

Fee

**Title to said estate or interest at the date hereof is vested in:**

Daniel Ming-Chung Tsai, a single man, as to an undivided 25% Interest;  
Richard Ming-Hsing Tsai, a single man, as to an undivided 25% interest;  
Vivian M. Tsai, a married woman, as her sole and separate property, as to an undivided 35% interest and  
James T. Hsu, a married man, as his sole and separate property, as to an undivided 15% interest, all as  
their interests may appear of record and subject to Item 10 in Schedule "B".

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:**

**PARCEL 1:**

The Southeast quarter of Section 20, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in Book 1891, Page 429 executed by Irene A. Krumsiek (also known as Irene Krurnsiek), a widow, and Muriel J. Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows: "At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns."

**PARCEL 2:**

The Northeast quarter of Section 29, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM the Northeast quarter of Section 29, the Northerly 268.21 feet of the Westerly 26821 feet,

EXCEPTING THEREFROM 1/2 of all oil, gas, and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in [Book 1891, Page 429](#) executed by Irene A. Krumsiek (also known as Irene Krurnsiek), a widow, and Muriel J. Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows: "At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns."

**PARCEL 3:**

The Northerly 268.21 feet of the Westerly 268.21 feet of the Northeast quarter of Section 29, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from dated as excepted in Deed recorded November 22, 1955 in [Book 2519, Page 281](#) executed by Reginald C. Stoner and Lucille Stoner, husband and wife to Alex R. Leshin and Rose B. Leshin, husband and wife, as joint tenants, said Deed further recites as follows: "At the expiration of said 25 year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the grantees, their successors and assigns."

(End of Legal Description)

APN: [374-011-04-00](#); [374-011-11-00](#)

THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON.



FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:  
1st Installment: \$1,528.73 Paid  
2nd Installment: \$1,528.73 Open  
Parcel No.: 374-011-04-00-8  
Code Area: 119004.
- B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:  
1st Installment: \$964.42 Paid  
2nd Installment: \$964.41 Open  
Parcel No.: 374-011-11-00-8  
Code Area: 119004
- C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
- D. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. An easement for public highway purposes affecting a portion of said land lying within the lines of 80th Street West.
- 4. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded February 4, 1964, in [Book 3689, Page 140](#), of Official Records, affects the Northerly 10 feet of the Southerly 37 feet of the Easterly 900 feet of aid land.

Said Matter Affects: Parcel 1

- 5. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 8, 1966, in [Book 3925, Page 696](#), of Official Records, affects the Westerly 10 feet of the Southerly 1800 feet of said land.
- 6. Intentionally Deleted.

7. Rights of parties in possession.
8. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

Parties: All

(Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

9. Any right, title or interest of the spouse or domestic partner, if any, of any vestee herein.
10. The effect of a Corrective Grant Deed dated July 16, 2018, by and between (Richard) Ming Hsing Tsai and (Daniel) Ming Chung Tsai as successors in interest to Foremost Holdings, Inc. a California corporation (dissolved ) as to an Undivided 50% interest and Vivian M. Tsai, a married woman as her sole and separate property as to an undivided 25% interest, James H. Hsu, a married man as his sole and separate property, as to an undivided 15% interest, and Jui Kuang Kin, M.D.S.C. , trustee of the Jui Kunag KLin, M.D.S.C. Money Purchase Plan, dated August 25th 1978, as to an undivided 10% interest. Recorded July 24, 2018 as Instrument No. 218092593 of Official Records.

Typist/Rev. H.P. 02-05-16

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. This Company will require that a full copy of any unrecorded leases together with all supplements and amendments or a certified rent roll be furnished to the Company, before issuing any policy of title insurance. Additional exceptions may be added to this report following the review of these requested materials.
- B. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.
- C. Property taxes for the fiscal year 2017 - 2018 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$1,457.40
2nd Installment	: \$1,457.39
Parcel No.	: 374-011-04-00
Code Area	: 119-004
- D. Property taxes for the fiscal year 2017 - 2018 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$918.55
2nd Installment	: \$918.54
Parcel No.	: 374-011-11-00
Code Area	: 119-004
- E. This Company requires that the spouse or domestic partner (if any) of Vivian M. Tsai and James T. Hsu join in any conveyance or encumbrance before such transaction can be insured.
- F. This Company will require an affidavit, notarized in the current escrow office or a notary public approved by this office in advance along with a statement of information from all parties to enable us to eliminate Exception number 10 from Schedule B of our preliminary report.

The above referenced affidavit form is attached to this report and is subject to review and management approval upon our receipt.
- G. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Order No.: 01180-202815  
Escrow No.: 01180-202815

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

#### **PARCEL 1:**

The Southeast quarter of Section 20, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in Book 1891, Page 429 executed by Irene A. Krumsiek (also known as Irene Krurnsiek), a widow, and Muriel J. Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows: "At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns."

#### **PARCEL 2:**

The Northeast quarter of Section 29, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM the Northeast quarter of Section 29, the Northerly 268.21 feet of the Westerly 26821 feet,

EXCEPTING THEREFROM 1/2 of all oil, gas, and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in [Book 1891, Page 429](#) executed by Irene A. Krumsiek (also known as Irene Krumsiek), a widow, and Muriel J. Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows: "At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns."

#### **PARCEL 3:**

The Northerly 268.21 feet of the Westerly 268.21 feet of the Northeast quarter of Section 29, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from dated as excepted in Deed recorded November 22, 1955 in [Book 2519, Page 281](#) executed by Reginald C. Stoner and Lucille Stoner, husband and wife to Alex R. Leshin and Rose B. Leshin, husband and wife, as joint tenants, said Deed further recites as follows: "At the expiration of said 25 year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the grantees, their successors and assigns."

APN: 374-011-11-00 and 374-011-04

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 05, 2019

Escrow No.: 01180-202815

Property: Vacant APN : 374-011-11-00, CA  
Vacant APN : 374-011-04-00, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50



**FOR TRANSACTIONS WHERE STEWART TITLE  
OF CALIFORNIA IS NOT CLOSING ESCROW**

STCA Order Number: 01180-202815  
Subject Property Address: Vacant APN : 374-011-11-00, CA Vacant APN : 374-011-04-00, CA  
Subject Property APN: 374-011-11-00

**ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF "AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT" AND  
"STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"**

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 28th day of February, 2016

---

James T Hsu

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

**TRUSTEE CERTIFICATE**  
(California Probate Code Section 18100.5)

SCETRUST

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Order No. 01180-202815

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.



## PRELIMINARY REPORT

Order No. : 01180-216824  
Title Unit No. : 7034  
Your File No. :  
Buyer/Borrower Name :  
Seller Name : Zeismer Revocable Living Trust

Property Address: APN 374-250-08, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 26, 2019 at 7:30 a.m.

**Amendment No. Two**

Frank Green, Title Officer

**When replying, please contact:** Frank Green, Title Officer

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Report Only

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A Fee

**Title to said estate or interest at the date hereof is vested in:**

[Donald Roy Reck and Virginia O. Reck, husband and wife as joint tenants](#) , subject to Item No. 6, of Schedule B.

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:**

The South half of the North half of the South half of the Northwest quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area of the County of Kern, State of California, according to the official Plat thereof.

(End of Legal Description)

APN: [374-250-08](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:  
1st Installment: \$117.51 Paid  
2nd Installment: \$117.50 Paid  
Parcel No.: 374-250-08-00-3  
Code Area: 119004.
- B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
- C. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. Rights of the public in and to that portion of the land lying within 90th Street West.
- 4. A right of way for ditches and canals as reserved by the United States of America in the patent recorded February 27, 1914 in [Book 16 Page 247](#) of Patents.
- 5. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, Ltd., a corporation as set forth in a document recorded February 19, 1942 in [Book 1070 Page 481](#) of Official Records, affects as described therein.
- 6. The matters contained in an instrument entitled "Quitclaim Deed" dated September 21, 2010, by and between Donald Roy Reck and Virginia O. Reck, husband and wife and Marylynn Ziesmer and Mark C. Ziesmer, as Trustee under the provisions of a Trust Agreement dated the 17th day of April 2002, known as The Ziesmer Revocable Living Trust upon the terms therein provided recorded September 21, 2010 as Instrument No. [0210130739](#) of Official Records.
- 7. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.
- 8. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

Parties: Donald Roy Reck, Virginia O. Reck, Marylynn Ziesmer and Mark C. Ziesmer

(Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

9. Rights of parties in possession.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
- B. Property taxes for the fiscal year 2018 - 2019 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$114.19
2nd Installment	: \$114.18
Parcel No.	: 374-250-08-00-3
Code Area	: 119-004
- C. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 01180-216824  
Escrow No.: 01180-216824

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

The South half of the North half of the South half of the Northwest quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area of the County of Kern, State of California, according to the official Plat thereof.

APN: 374-250-08

(End of Legal Description)



## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 04, 2019

Escrow No.: 01180-216824

Property: APN 374-250-08, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**FOR TRANSACTIONS WHERE STEWART TITLE  
OF CALIFORNIA IS NOT CLOSING ESCROW**

STCA Order Number: 01180-216824  
Subject Property Address: APN 374-250-08, CA  
Subject Property APN: 374-250-08

**ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF "AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT" AND  
"STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"**

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 25th day of May, 2016

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Zeisner Revocable Living Trust

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
    - (i) the occupancy, use, or enjoyment of the Land;
    - (ii) the character, dimensions, or location of any improvement erected on the Land;
    - (iii) the subdivision of land; or
    - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
  3. Defects, liens, encumbrances, adverse claims, or other matters
    - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
    - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - (c) resulting in no loss or damage to the Insured Claimant;
    - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
    - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
  4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer; or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

## TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

I/(We) \* \_\_\_\_\_  
(Name of Trustee(s))

Trustee(s) of the \_\_\_\_\_  
(Name of Trust)

dated am providing the information set forth below at the request of Stewart Title Company, a Texas Corporation, and its agent, (hereinafter collectively called "Company")

WHEREAS, Company has been requested to issue a title insurance policy on the following described real property, more particularly described in Exhibit "A", and

WHEREAS, Company has determined that the following information concerning the above named trust is necessary to ascertain whether it will be able to issue the requested policy of title insurance,

THEREFORE, acting in my capacity as trustee of the above named trust, I hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The \_\_\_\_\_  
(Name of Trust)  
is currently in existence and was created on \_\_\_\_\_  
(Date of Declaration of Trust)

2. The settlor(s) of the trust are: \_\_\_\_\_

3. The current trustee(s) of the trust is/are: \* \_\_\_\_\_

4. The powers of the trustee(s) are: \_\_\_\_\_

5. The trust is a) revocable b) irrevocable (CIRCLE THE APPLICABLE CHOICE)

6. If the trust is revocable, the name of the person holding any power to revoke the trust: \_\_\_\_\_

7. If there are multiple trustees, the number of currently acting trustees' signature necessary to exercise the various powers of the trustee set forth above in Number 4 and the validity bind the trust. \_\_\_\_\_

8. The trust identification number (social security number or employer Tax ID): \_\_\_\_\_

9. The manner in which title to trust assets should be taken: \_\_\_\_\_

The undersigned trustee(s) hereby declare that the trust has not been revoked, modified, or amended in any manner which would cause the representations set forth herein above to be incorrect. This certification is being signed by all of the currently acting trustees and being executed in conformity with the provisions of California probate Code Section 18100.5, effective January 1, 1994 (Assembly Bill 1249, Chapter 530, Statutes of 1993).

The undersigned hereby certifies and declares the above to be true.

\_\_\_\_\_

\_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California )  
)SS.  
County of \* )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (this area for official notarial seal)

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056



Order No. 01180-216824

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

## PRELIMINARY REPORT

Order No. : 01180-221935  
Title Unit No. : 7435  
Your File No. : 16000331284  
Buyer/Borrower Name :  
Seller Name : John Berry and Jacque L Berry

Property Address: Vacant APN : 374-440-01-00, CA  
Vacant APN : 374-440-02-00, CA  
Vacant APN : 374-440-03-00, CA  
Vacant APN : 374-440-04-00, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 26, 2019 at 7:30 a.m.

**Update No. 3**

Kaz Bernath, Title Officer

**When replying, please contact:** Brenda Gutierrez

Stewart Title Commercial Services  
1980 Post Oak Blvd  
Ste 610  
Houston, TX 77056-3845  
(800) 729-1906

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Prelim Report

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A Fee

**Title to said estate or interest at the date hereof is vested in:**

John Beery and Jacque L. Beery, husband and wife, as joint tenants as to Parcel B, Richard Khatibi, a married man as his sole and separate property to Parcel A, Clair R. Couturier Jr. and Vickie L. Couturier, husband and wife as joint tenants as to Parcel C and Fifty Percent (50%) unto Bruce P. Couturier and Eleanor R. Couturier as Trustees or the Successor Trustees of B and E Couturier Management Trust, dated October 30, 2008, and Fifty Percent (50%) unto Bruce P. Couturier and Eleanor R. Couturier as Trustees or the Successor Trustees of the E and B Couturier Management Trust, II, dated October 30, 2008, as to Parcel D

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern and described as follows:**

Parcel A:

Parcel 1 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

Parcel B:

Parcel 2 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

Parcel C:

Parcel 7 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

Parcel D:

Parcel 8 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

APN: [374-440-01-00-7](#), [374-440-04-00-6](#), [374-440-03-00-3](#) and [374-440-02-00-0](#)

(End of Legal Description)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR

INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:
  - 1st Installment : \$158.14 Open
  - 2nd Installment : \$158.136 Open
  - Parcel No. : 374-440-01-00-7
  - Code Area : 119-004
  - Affects : Parcel 1
- B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:
  - 1st Installment : \$209.37 Open
  - 2nd Installment : \$209.36 Open
  - Parcel No. : 374-440-04-00-6
  - Code Area : 119-004
  - Affects : Parcel 2
- C. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:
  - 1st Installment : \$152.39 Paid
  - 2nd Installment : \$152.39 Paid
  - Parcel No. : 374-440-03-00-3
  - Code Area : 119-004
  - Affects : Parcel 7
- D. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:
  - 1st Installment : \$153.32 Open
  - 2nd Installment : \$153.31 Open
  - Parcel No. : 374-440-02-00-0
  - Code Area : 119-004
  - Affects : Parcel 8
- E. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
- F. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. An easement for poles and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded April 5, 1956 in [Book 2588 Page 131](#), of Official Records and re-recorded April 20, 1956 in [Book 2596 Page 297](#), of Official Records, affects the East half of the Southeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, also known as Parcel 7 and 8 of Parcel Map 6645.

All of said poles shall be erected and maintained within one foot of a line extending over and across the above described real property of Alexander S. Romero and Irene K. Romero, also known as Kittie Irene Romero, husband and wife, and Evelyn M. Weston, a married woman, and being parallel with and 32 feet Westerly, Measured at right angles, from the East line of the Southeast quarter of said Section 21.

3. A resolution by the Board of Supervisors County of Kern, State of California, restoring rights of ingress and egress between Tract 3301 and Parcel Map 6645, which are contiguous along Seventy-Fifth Street West, West of Rosamond.

Recorded: January 12, 1984 in [Book 5622 Page 1729](#), of Official Records.

Affects Parcel: A,B,C,D

4. An easement for to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time, overhead and underground electrical supply systems and communication systems, consisting of poles, guys and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded November 29, 1978, in [Book 5158, Page 818](#) of Official Records, affects the Northerly 10 feet of Parcels 1 and 8 of Parcel Map 6645.
5. An easement for ingress, egress and road purposes and rights incidental thereto in favor of Public in General as set forth in a document recorded March 11, 1983, in [Book 5533, Page 929](#) of Official Records, affects the North 30 feet of Parcels 1 and 8 of Parcel Map 6645, the East 30 feet of Parcels 7 and 8 of Parcel Map 6645, the South 30 feet of Parcels 4 and 5 of Parcel Map 6645, and the West 30 feet of Parcels 1, 2 of Parcel Map 6645.

Also a parcel bounded on the North by the South line of said North 30 feet, on the West by the East line of said West 30 feet, and on the Southeast by the arc of a curve having a radius of 20 feet concave to the Southeast and tangent to said South and West lines.

Also a parcel bounded on the North by the South line of said North 30 feet, on the East by the West line of said East 30 feet, and on the southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines.

Also, a parcel bounded on the South by the North line of said South 30 feet, on the East by the West line of said East 30 feet, and on the Northwest by the arc of a curve having a radius of 20 feet concave to the Northwest and tangent to said North and East lines.

Also, a parcel bounded on the South by the North line of said South 30 feet, on the West by the East line of said West 30 feet, and on the Northeast by the arc or a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines.

6. An easement for ingress, egress and road purposes and rights incidental thereto in favor of the County of Kern as set forth in a document recorded March 11, 1983, in [Book 5533, Page 929](#) of Official Records, affects the North 45 feet of Parcels 1 and 8 of Parcel Map 6645, the East 55 feet of Parcels 7 and 8 of Parcel Map 6645, the South 55 feet of Parcels 4 and 5 of Parcel Map 6645, and the West 45 feet of Parcels 1 and 2 of Parcel Map 6645.

Also a parcel bounded on the North by the South line of said North 45 feet, on the West by the East line of said West 45 feet, and on the Southeast by the arc of a curve having a radius of 20 feet concave to the Southeast and tangent to said South and West lines.

Also a parcel bounded on the North by the South line of said North 45 feet, on the East by the West line of said East 55 feet, and on the southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines.

Also, a parcel bounded on the South by the North line of said South 55 feet, on the East by the West line of said East 55 feet, and on the Northwest by the arc of a curve having a radius of 20 feet concave to the Northwest and tangent to said North and East lines.

Also, a parcel bounded on the South by the North line of said South 55 feet, on the West by the East line of said West 45 feet, and on the Northeast by the arc or a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines.

7. An easement for drainage purposes and rights incidental thereto in favor of the County of Kern as set forth in a document recorded May 5, 1983, in [Book 5548, Page 1364](#) of Official Records, affects the North 85 feet of Parcels 1 and 8 of P.M. 6645.
8. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

Said Matter Affects: Parcel C

9. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

Said Matter Affects: Parcel C



10. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

Said Matter Affects: Parcel D

11. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

Said Matter Affects: Parcel D

12. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
13. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company, or by inquiry of the parties in possession thereof.
14. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

Parties: All Parties

(Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

15. This Company requires that the spouse or domestic partner (if any) of Richard Khatibi join in any conveyance or encumbrance before such transaction can be insured.
16. The terms and provisions of a Memorandum of Real Estate Purchase Option Agreement dated August 26, 2016 by and between Richard Khatibi, an unmarried man, as seller and Sustainable Property Holdings, LLC, a Delaware limited liability company, as purchaser. Recorded November 9, 2016 as Instrument No. 000216159159 of Official Records.  
Affects: Parcel 1
17. The terms and provisions of a Memorandum of Real Estate Purchase Option Agreement dated June 20, 2016 by and between Bruce P. Couturier and Eleanor R. Couturier as Trustees or successor trustees of B & E. Couturier Management Trust, dated October 30, 2008 and Bruce P. Couturier and Eleanor R. Couturier as Trustees or successor trustees of B & E. Couturier Management Trust, II, dated October 30, 2008, as seller and Sustainable Property Holdings, LLC, a Delaware limited liability company, as purchaser. Recorded November 9, 2016 as Instrument No. 000216159161 of Official Records.  
Affects: Parcel 8
18. The terms and provisions of a Memorandum of Real Estate Purchase Option Agreement dated June 23, 2016 by and between Clair R. Coututier Jr. and Vicki L. Couturier, husband and wife as joint tenants, as seller and Sustainable Property Holdings, LLC, a Delaware limited liability company, as purchaser. Recorded November 10, 2016 as Instrument No. 000216159680 of Official Records.

Affects: Parcel 7

19. The terms and provisions of a Memorandum of Real Estate Purchase Option Agreement dated June 14, 2016 by and between John Berry and Jacque L. Berry, husband and wife as joint tenants, as seller and Sustainable Property Holdings, LLC, a Delaware limited liability company, as purchaser. Recorded January 20, 2017 as Instrument No. 000217008037 of Official Records.  
Affects: Parcel 2

20. The terms and provisions of a Memorandum of Real Estate Purchase Option Agreement dated June 23 by and between Clair R. Couturier Jr. and Vicki L. Couturier, husband and wife as joint tenants, as seller and Sustainable Property Holdings, LLC, a Delaware limited liability company, as purchaser. Recorded January 20, 2017 as Instrument No. 000217008038 of Official Records.  
Affects: Parcel 7

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$193.05
2nd Installment	: \$193.05
Parcel No.	: 374-440-01-00-7
Code Area	: 119-004

Said Matter Affects: Parcel A

- B. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$141.38
2nd Installment	: \$141.37
Parcel No.	: 374-440-02-00-0
Code Area	: 119-004

Said Matter Affects: Parcel D

- C. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$140.53
2nd Installment	: \$140.52
Parcel No.	: 374-440-03-00-3
Code Area	: 119-004

Said Matter Affects: Parcel C

- D. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:

1st Installment	: \$193.05
2nd Installment	: \$193.05
Parcel No.	: 374-440-04-00-6
Code Area	: 119-004

Said Matter Affects: Parcel D

- E. There are no conveyances affecting said land recorded within two (2) years of the date of this report, except Quitclaim Deed, Ebrahim Khatibi and Parisa Pirayesh Shirazi Nedjad, as Grantor and Richard Khatibi, as Grantee, recorded July 25, 2016 as Instrument No. 2016-97170 of Official Records.

and except Corrected Tax Deed to purchaser of Tax-Defaulted Property, Kern County Tax Collector, as Grantor and Richard Khatibi and Faezeh Afchehe, as Grantee, recorded August 17, 2016 as Instrument No. 2016-111741 of Official Records.

- F. If an Owners Policy will be requested, please be aware that unless instructed otherwise, we will issue a CLTA Standard Coverage Owners Policy. If a different form of policy is contemplated for this transaction, please advise and contact your title officer for additional requirements.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Order No.: 01180-221935  
Escrow No.: 01180-221935

The land referred to herein is situated in the State of California, County of Kern, and described as follows:

**Parcel A:**

Parcel 1 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

**Parcel B:**

Parcel 2 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

**Parcel C:**

Parcel 7 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

**Parcel D:**

Parcel 8 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in [Book 30, Page 26](#) of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in [Book 3899, Page 911](#), Official Records.

APN: [374-440-01-00-7](#), [374-440-04-00-6](#), [374-440-03-00-3](#) and [374-440-02-00-0](#)

APN: 374-440-01-00, 374-440-02-00, 374-440-03-00, and 374-440-04-00

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 05, 2019

Escrow No.: 01180-221935

Property: Vacant APN : 374-440-01-00, CA  
Vacant APN : 374-440-02-00, CA  
Vacant APN : 374-440-03-00, CA  
Vacant APN : 374-440-04-00, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**FOR TRANSACTIONS WHERE STEWART TITLE  
OF CALIFORNIA IS NOT CLOSING ESCROW**

STCA Order Number: 01180-221935  
Subject Property Address: Vacant APN : 374-440-01-00, CA Vacant APN : 374-440-02-00,  
CA Vacant APN : 374-440-03-00, CA Vacant APN :  
374-440-04-00, CA  
Subject Property APN: 374-440-01-00

**ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF "AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT" AND  
"STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"**

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 26th day of June, 2016

\_\_\_\_\_  
John Berry

\_\_\_\_\_  
Jacque L Berry



**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

## TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

I/(We) \* \_\_\_\_\_  
(Name of Trustee(s))

Trustee(s) of the \_\_\_\_\_  
(Name of Trust)

dated am providing the information set forth below at the request of Stewart Title Company, a Texas Corporation, and its agent, (hereinafter collectively called "Company")

WHEREAS, Company has been requested to issue a title insurance policy on the following described real property, more particularly described in Exhibit "A", and

WHEREAS, Company has determined that the following information concerning the above named trust is necessary to ascertain whether it will be able to issue the requested policy of title insurance,

THEREFORE, acting in my capacity as trustee of the above named trust, I hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The \_\_\_\_\_  
(Name of Trust)  
is currently in existence and was created on \_\_\_\_\_  
(Date of Declaration of Trust)

2. The settlor(s) of the trust are: \_\_\_\_\_

3. The current trustee(s) of the trust is/are: \* \_\_\_\_\_

4. The powers of the trustee(s) are: \_\_\_\_\_

5. The trust is a) revocable b) irrevocable (CIRCLE THE APPLICABLE CHOICE)

6. If the trust is revocable, the name of the person holding any power to revoke the trust: \_\_\_\_\_

7. If there are multiple trustees, the number of currently acting trustees' signature necessary to exercise the various powers of the trustee set forth above in Number 4 and the validity bind the trust. \_\_\_\_\_

8. The trust identification number (social security number or employer Tax ID): \_\_\_\_\_

9. The manner in which title to trust assets should be taken: \_\_\_\_\_

The undersigned trustee(s) hereby declare that the trust has not been revoked, modified, or amended in any manner which would cause the representations set forth herein above to be incorrect. This certification is being signed by all of the currently acting trustees and being executed in conformity with the provisions of California probate Code Section 18100.5, effective January 1, 1994 (Assembly Bill 1249, Chapter 530, Statutes of 1993).

The undersigned hereby certifies and declares the above to be true.

\_\_\_\_\_  
\* \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California )  
)SS.  
County of \* )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (this area for official notarial seal)

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Order No. 01180-221935

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.



Kaz Bernath  
Stewart Title of California, Inc.  
11870 Pierce St Ste 100  
Riverside, CA 92505  
Phone: (951) 276-2700  
Fax:  
KBernath@stewart.com

## PRELIMINARY REPORT

Order No. : 01180-254306  
Title Unit No. : 7435  
Your File No. :  
Buyer/Borrower Name :  
Seller Name : Antelope Valley East Kern Water Agency

Property Address: Apn 374-200-29-00, CA  
Apn 374-200-30-00, CA  
Apn 374-200-56-00, CA  
Apn 374-200-57-00, CA  
Apn 374-200-54-00, CA  
Apn 374-200-55-00, CA  
Apn 374-020-40-00, CA  
Apn 374-020-42-00, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of December 04, 2019 at 7:30 a.m.

**Update No. 1**

Kaz Bernath, Title Officer

**When replying, please contact:** Kaz Bernath, Title Officer



## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☐ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☐ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☒ Report Only

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A Fee

**Title to said estate or interest at the date hereof is vested in:**

[Antelope Valley East Kern Water Agency, a public water agency](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:**

**PARCEL 1:**

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-29-00

**PARCEL 2:**

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-30-00

**PARCEL 3:**

Parcels 3 and 4 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in [Book 39, Page 11](#), of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-56-00 & 374-200-57-00

**PARCEL 4:**

Parcels 1 and 2 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in [Book 39, Page 11](#), of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-54-00 & 374-200-55-00

**PARCEL 5:**

Parcels 1 and 2 as shown on that certain Parcel Map No. 7041, filed in the Office of the County Recorder of the County of Kern, State of California, on December 29, 1983 in [Book 30, of Maps Page 87](#).

Excepting therefrom an undivided 1/4 interest in the oil, gas and other minerals and mineral rights, whether metallic or non-metallic, in and under the lands described herein, with the perpetual right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same, as reserved in the deed from Henry T. Shumake et ux, recorded January 8, 1960 in [Book 3227, Page 133](#), as Instrument No. 1098, of Official Records.

APN: 374-020-40-00 & 374-020-42-00

(End of Legal Description)

APN: [374-200-29-00, 374-200-30-00, 374-200-56-00, 374-200-57-00, 374-200-54-00, 374-200-55-00, 374-020-40-00, and 374-020-42-00](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and special city and/or county taxes, bonds or assessments which may become due on said land, if an when title to said land is not longer vested in a government or quasi-governmental agency. Tax parcel(s) for said land are currently shown as APN: 374-200-29-00; 374-200-30-00; 374-200-54-00; 374-200-55-00; 374-200-56-00; 374-200-57-00; 374-020-40-00 & 374-020-42-00.

### **Exceptions:**

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

THE FOLLOWING MATTERS AFFECTS PARCELS 1 THROUGH 4

3. Reservations contained in the Patent

From: The United States of America  
To: Lucy W. Hill  
Recorded: May 13, 193 in [Book 15, Page 383](#), of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the Authority of the United States.

Affects: Parcels 1 - 4

4. An easement for public utilities easement and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded March 29, 1955 in [Book 2398, Page 81](#), of Official Records, affects Westerly 10 feet, 34 feet of portion of Parcel 2, Parcels 1 and 4 of Parcel Map No. 8855, recorded in [Book 39, Page 11](#).
5. An easement for ingress and egress and road purposes and rights incidental thereto in favor of the adjacent property owners and the public in general as set forth in a document recorded February 28, 1972 in [Book 4639, Page 524](#), of Official Records, affects Parcels 2, 3 and 4.
6. An easement for public road and utility purposes to be used in common with others and rights incidental thereto in favor of John M. Wheeler, a single man as set forth in a document recorded February 29, 1972 in [Book 4640, Page 405](#), of Official Records, affects the South 30 feet of

Parcels 3 and 4 of [Parcel Map 8855](#), being a portion of Parcel 3; and the North 30 feet of Parcel 2.

7. An easement for public road and utility purposes and rights incidental thereto in favor of William R. Wheeler and Adaline H. Wheeler, husband and wife as set forth in a document recorded February 29, 1972 in [Book 4640, Page 406](#), of Official Records, affects the North 30 feet of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, being a portion of Parcel 2.
8. An easement for public roads and utility purposes to be used in common with others and rights incidental thereto in favor of Ellen M. Dearing, a widow as set forth in a document recorded February 29, 1972 in [Book 4640, Page 406](#), of Official Records, affects the South 30 feet of Parcels 3 and 4 of [Parcel Map 8855](#), being a portion of Parcel 3.
9. An easement for public road and utility purposes and rights incidental thereto in favor of William R. Wheeler and Adaline H. Wheeler, husband and wife as set forth in a document recorded February 29, 1972, in [Book 4640, Page 407](#), Office of the County Recorder, affects the South 30 feet of Parcels 1 and 2 of [Parcel Map 8855](#), being a portion of Parcel 4.
10. An easement for public road and utility purposes and rights incidental thereto as reserved in a document reserved by William R. Wheeler and Adaline H. Wheeler, husband and wife, recorded in [Book 5124, Page 40](#), of Official Records, which affects the South 30 feet thereof.
11. An easement for public road and utility purposes and rights incidental thereto in favor of Ellen M. Dearing, a widow as set forth in a document recorded July 12, 1978 in [Book 5124, Page 48](#), of Official Records, affects the North 30 feet of the Northeast quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, being a portion of Parcel 2.
12. An easement for public road and utility purposes and rights incidental thereto in favor of Ranee Beery as set forth in a document recorded July 12, 1978 as Instrument [No. 2931, in Book 5124, Page 48](#), of Official Records, affects the South 30 feet of Parcels 3 and 4 of [Parcel Map 8855](#), being a portion of Parcel 3.
13. An easement for public road and utility purposes and rights incidental thereto in favor of Shirley Beery, a widow as set forth in a document recorded July 12, 1978 in [Book 5124, Page 59](#), of Official Records, affects the North 30 feet of Parcels 1 and 2 of [Parcel Map 8855](#), being portion of Parcel 3 and 4.
14. An easement for public utilities, ingress, egress and road purposes and rights incidental thereto in favor of the public in general as set forth in a document recorded September 9, 1989 as Instrument [No. 041833 in Book 6288, Page 0904](#), of Official Records, affects Parcels 2, 3 and 4.

This Grant shall be irrevocable and shall be binding on the Grantors, the heirs, Executors, Administrators, Successors and Assigns.

Said easement to be kept open, clear and free buildings and structures of any kind.

15. The matters contained in notes and recitals on the Parcel Maps No. 8855, recorded in [Book 39, Page 11](#).

#### THE FOLLOWING MATTERS AFFECTS PARCEL 5

16. Reservations contained in the Patent

From: The United States of America

To: Hosea B. Stafford

Recorded: April 5, 1915 in [Book 16, Page 388](#), of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the Authority of the United States.

17. An easement for public highway purposes and rights incidental thereto in favor of County of Kern as set forth in a document recorded March 27, 1956 in [Book 2583, Page 248](#), of Official Records, affects the South 30 feet of Parcels 1 of Parcel Map 7041.

At the date of said Deeds, grantors Halbert E. Thompson and B. Lydia Thompson, had no record interest in said land.

18. An easement for ingress and egress and road purposes and rights incidental thereto in favor of the public in general as set forth in a document recorded December 13, 1983 as Instrument No. 64715, in [Book 5614, Page 393](#), of Official Records, affects the South 30 feet of said Parcel 1 of Parcel Map 7041 and the West 30 feet of Parcel 1 and 2 of said Parcel Map and a triangular parcel in the Southwest Quarter of said Parcel 1, as described therein.

Said document was re-recorded December 29, 1983 in [Book 5618, Page 1975](#), of Official Records.

19. An easement for ingress and egress and road purposes and rights incidental thereto in favor of County of Kern as set forth in a document recorded December 13, 1983 as Instrument [No. 64715, in Book 5614, Page 393](#), of Official Records, affects the South 55 feet of Parcel 1 of Parcel Map 7014 and the West 55 feet of Parcels 1 and 2 of said Parcel Map and a triangular parcel in the Southwest corner of Parcel 1, as described therein.

Said document was re-recorded December 29, 1983 in [Book 5618, Page 1975](#), of Official Records.

Said easement was disclosed by an Offer to Dedicate.

20. Notes and Recitals on the Map of Parcel Map No. 7041, in [Book 30, Page 87](#), of Parcel Maps, as follows:

1. All of the area within this Parcel Map is subject to flooding from the combined 100 -year flow of Antelope Valley streams with a depth of about 15 feet and an average velocity of about 2.5 feet per second.

2. Development within the Floodplain - Second Zone shall comply with the County Ordinances G-1976, G-2755, G-2425 and G-2936 and the latest revisions thereof.

3. Permanent structures, including mobilehomes and water wells, located within this Parcel Map (Floodplain - Secondary Zone) shall be elevated and or protected to 2.5 feet above prevailing natural ground level.

4. Properties shown on this map are a low-level military testing flight path and may subject to periodic high noise levels.

#### THE FOLLOWING MATTERS AFFECTS ALL PARCELS

21. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

22. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes overlaps, encroachments, and any matters not of record, which would be disclosed by an accurate survey, and inspection of the land.
23. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.
24. The terms and provisions of that certain Notice of Lease Option Agreement by and between, FTP Power LLC, a Delaware limited liability company, as Optionee and Antelope Valley -East Kern Water Agency, a public entity, as Landowner . Recorded January 20, 2017 as Instrument No. 217008044 of Official Records. effects: Said land and other lands.

Type/Rev: PVA

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.



## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Order No.: 01180-254306  
Escrow No.: 01180-254306

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

**PARCEL 1:**

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-29-00

**PARCEL 2:**

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-30-00

**PARCEL 3:**

Parcels 3 and 4 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in [Book 39, Page 11](#), of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-56-00 & 374-200-57-00

**PARCEL 4:**

Parcels 1 and 2 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in [Book 39, Page 11](#), of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee

W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in [Book 1953, Page 175](#), of Official Records.

APN: 374-200-54-00 & 374-200-55-00

PARCEL 5:

Parcels 1 and 2 as shown on that certain Parcel Map No. 7041, filed in the Office of the County Recorder of the County of Kern, State of California, on December 29, 1983 in [Book 30, of Maps Page 87](#).

Excepting therefrom an undivided 1/4 interest in the oil, gas and other minerals and mineral rights, whether metallic or non-metallic, in and under the lands described herein, with the perpetual right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same, as reserved in the deed from Henry T. Shumake et ux, recorded January 8, 1960 in [Book 3227, Page 133](#), as Instrument No. 1098, of Official Records.

APN: 374-020-40-00 & 374-020-42-00

APN: 374-200-29-00, 374-200-30-00, 374-200-56-00, 374-200-57-00, 374-200-54-00, 374-200-55-00, 374-020-40-00, and 374-020-42-00

(End of Legal Description)

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 04, 2019

Escrow No.: 01180-254306

Property: Apn 374-200-29-00, CA  
Apn 374-200-30-00, CA  
Apn 374-200-56-00, CA  
Apn 374-200-57-00, CA  
Apn 374-200-54-00, CA  
Apn 374-200-55-00, CA  
Apn 374-020-40-00, CA  
Apn 374-020-42-00, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**FOR TRANSACTIONS WHERE STEWART TITLE  
OF CALIFORNIA IS NOT CLOSING ESCROW**

STCA Order Number: 01180-254306

Subject Property Address: Apn 374-200-29-00, CA Apn 374-200-30-00, CA Apn 374-200-56-00, CA Apn 374-200-57-00, CA Apn 374-200-54-00, CA Apn 374-200-55-00, CA Apn 374-020-40-00, CA Apn 374-020-42-00, CA

Subject Property APN: 374-200-29-00, 374-200-30-00, 374-200-56-00, 374-200-57-00, 374-200-54-00, 374-200-55-00, 374-020-40-00, and 374-020-42-00

**ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF “AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT” AND  
“STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES”**

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's “Affiliated Business Arrangement Disclosure Statement” and “STG Privacy Notice for Stewart Title Companies”, provided to me/us in connection with the above captioned matter.

Read and signed on the 3rd day of February, 2017

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Antelope Valley East Kern Water Agency

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

**TRUSTEE CERTIFICATE**  
(California Probate Code Section 18100.5)

SCETRUST

# STG Privacy Notice Stewart Title Companies

## WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

## SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Order No. 01180-254306

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

## PRELIMINARY REPORT

Order No.: 374741  
Your File No.:  
Buyer/Borrower Name:  
Seller Name: Diane Neary

Property Address: APN 374-250-09, Vacant Land, Buttonwillow, CA 93206

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

**NOTE: Attached to this Preliminary Report for review and acceptance is Stewart Title's Affiliated Business Arrangement Disclosure Statement, Owner's Affidavit and Indemnity and the STG Privacy Notice for Stewart Title Companies, consumer must sign and return, prior to recording, Stewart Title's document entitled Acknowledgment of Receipt, Understanding and Approval of Preliminary Report, Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies.**

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 26, 2019 at 7:30AM	
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**When replying, please contact:** Shelly Sanchez, Title Officer

Stewart Title of California, Inc.  
11870 Pierce St, Ste 100  
Riverside, CA 92505  
(951) 276-2700

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

- ☒ CLTA Standard Coverage Policy
- ☐ CLTA/ALTA Homeowners Policy
- ☐ 2006 ALTA Owner's Policy
- ☒ 2006 ALTA Loan Policy
- ☐ ALTA Short Form Residential Loan Policy
- ☐

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

FEE

**Title to said estate or interest at the date hereof is vested in:**

[Diane S. Neary, Trustee of The Frank W. Neary Residuary Trust of The Frank W. Neary and Diane S. Neary Living Trust, Subject to item #14 herein](#)

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:**

The North half of the North half of the South half of the Northwest quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

APN: 374-250-09

(End of Legal Description)

### **MAP**

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## **SCHEDULE B**

**At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:**

### **Taxes:**

- A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2019 - 2020:
  - 1st Installment : \$138.62 Paid
  - 2nd Installment : \$138.62 Paid
  - Parcel No. : 374-250-09-00-6
  - Code Area : 119004
- B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
- C. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

### **Exceptions:**

- 1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 3. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States, as reserved in Patent from The United State of America, recorded February 27, 1914 in [Book 16 Page 247](#), of Patents.
- 4. An easement for poles, necessary guys and anchors, cross-arms, wires and other fixtures and appliances and rights incidental thereto in favor of Southern California Edison Company, Ltd., a corporation as set forth in a document recorded February 19, 1942 in [Book 1070 Page 481](#), of Official Records, affects the East 5 feet of said land.
- 5. An easement for the hereinafter specific purposes and incidental purposes, in favor of County of Kern, and the public in general.

Said easement is for public highway purposes and affects any portions of said land lying within the lines of 90th Street West.

- 6. The effect of Affidavit - Death of Trustee, which recorded January 9, 1998 as Instrument No. [0198002940](#), of Official Records.



7. The matters contained in an instrument entitled "Memorandum of Real Estate Purchase Option Agreement" dated January 14, 2019, executed by and between Diane S. Neary, Trustee of the Frank W. Neary Residuary Trust of the Frank W. Neary and Diane S. Neary Living Trust and Sustainable Property Holdings, LLC, a Delaware limited liability company upon the terms therein provided recorded February 4, 2019 as Instrument No. [219012549](#) of Official Records.
8. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.
9. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
10. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
11. Any rights of the parties in possession of said land, based on an unrecorded lease, or leases, as disclosed by an inspection. This Company will require that a full copy of any unrecorded lease be submitted to us, together with all supplements, assignments and amendments, before issuing any policy of title insurance.
12. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.
13. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
14. The effect of an Affidavit - Change of Trustee, dated September 19, 2019, executed by Robert J. Neary, reciting as successor Trustee of the Frank W. Neary Residuary Trust and Diane Neary Living Trust. Recorded October 30, 2019 as Instrument No. 219144580 of Official Records. This company will require, the resignation/ declination of Brian P. Neary and this company will need to review a complete copy of both trusts and any amendments.

(End of Exceptions)

## **NOTES AND REQUIREMENTS**

For transactions where Stewart Title of California, Inc.. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

- A. The only conveyance affecting said land, which is shown in the public records within 24 months of the date of this report is Robert J. Neary, Succssor Trustee, recorded: October 30, 2019 as Instrument No. 219144580 of Official Records.
- B. Property taxes for the fiscal year 2018 - 2019 shown below are paid. For proration purposes the amounts are:
  - 1st Installment: \$134.70
  - 2nd Installment: \$134.70
  - Parcel No.: 374-250-09-00-5
  - Code Area: 119-004
- C. The requirement that the Affidavit - Death of Trustee shown as item No. 6 of this report be re-recorded to reflect the correct recording of the Deed recorded June 16, 1997 as Instrument No. 0197079095, of Official Records.

## **CALIFORNIA "GOOD FUNDS" LAW**

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 374741  
Escrow No.: 374741

The land referred to herein is situated in the State of California, County of Kern Unincorporated Area and described as follows:

The North half of the North half of the South half of the Northwest quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

APN: 374-250-09

(End of Legal Description)

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: March 5, 2019

File No.: 374741

Property: APN 374-250-09, Vacant Land, Buttonwillow, CA 93206

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and . Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b><i>Stewart Insurance Settlement Service</i></b>	<b><i>Charge or range of charges</i></b>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**Exhibit A (Revised 06-03-11)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY – 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(c) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:  
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;  
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;  
(c) resulting in no loss or damage to the insured claimant;  
(d) attaching or created subsequent to Date of Policy; or  
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records,
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division;
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

\* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

## **2006 ALTA LOAN POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i) the occupancy, use, or enjoyment of the Land;
  - ii) the character, dimensions, or location of any improvement erected on the Land;
  - iii) the subdivision of land; or
  - iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



## **2006 ALTA OWNER'S POLICY (06-17-06)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

File No.: 374741

## AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

# CERTIFICATION OF TRUST

(California Probate Code 18100.5)

## IMPORTANT: THIS CERTIFICATION OF TRUST MUST BE FULLY COMPLETED

I/(We) \_\_\_\_\_  
(Name of Trustee(s))

as Trustee(s) of the \_\_\_\_\_  
(Name of Trust)

dated (the "Trust") am/are providing the information set forth below at the request of Stewart Title Guaranty Company, a Texas corporation, and its policy issuing agent, a California corporation (hereafter collectively called "Company").

WHEREAS, Company has been requested to issue a title insurance policy on the real property described in Schedule "A" of the Preliminary Report or Commitment issued under order number 374741; and

WHEREAS, Company has determined that information concerning the Trust is necessary to ascertain whether Company will be able to issue the requested policy of title insurance;

THEREFORE, acting in my/our capacity as Trustee(s) of the Trust, I/we hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The Trust identification number (SSN or employer Tax ID) is: \_\_\_\_\_
2. The Settlor(s) of the Trust is/are:  
\_\_\_\_\_  
\_\_\_\_\_
3. The currently active Trustee(s) of the Trust is/are:  
\_\_\_\_\_  
\_\_\_\_\_
4. As set out in the Trust, the powers of the Trustee(s) include: (check all that apply)  
\_\_\_\_ The power to sell, convey and grant trust property.  
\_\_\_\_ The power to hypothecate (borrow money and encumber/lien trust property).
5. As set out in the Trust, are all currently active Trustee(s) required to execute documents when exercising the powers set forth above?  
(circle one) YES NO
6. As set out in the Trust, the Trust is: (check the appropriate box) \_\_\_\_ Revocable \_\_\_\_ Irrevocable
7. If the Trust is revocable, the name(s) of the person(s) identified as having power to revoke the Trust is/are:  
\_\_\_\_\_
8. The Trust and the individual named Settlor(s) do not have any liens or money judgments pending, filed and/or recorded against them.
9. The Trust and/or the individually named Settlor(s) are not aware of any threatened, pending, or filed lawsuits nor have it/they settled any lawsuits within the three (3) calendar years immediately preceding the signing of this Certification.
10. By signing below, the undersigned Trustee(s) affirm that the Trust is in full force and effect and has not been revoked or terminated; in addition, the Trust has not been modified or amended in any manner which would cause the representations set forth herein to be incorrect.
11. Is this Certification of Trust is being executed by all currently active Trustees of the Trust? (circle one) YES NO  
If "NO," please explain: \_\_\_\_\_

12. Are there any living persons or entities named as Trustee in the Trust who are not "currently active Trustees"? (circle one) YES NO If "YES," identify by name and explain why: \_\_\_\_\_
13. The undersigned Trustees acknowledge and understand that Company may require additional information, including copies and/or excerpts of the Trust and any amendments, when necessary, in order to make an insurance determination.
14. The undersigned Trustee(s) state to the best of his/her/their knowledge, that there are no claims, challenges of any kind, and/or alleged causes of action, contesting or questioning the validity of the Trust or the Trustee(s) authority to act on behalf of the Trust.

**PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS IN THIS CERTIFICATION BEFORE SIGNING. THE TRUSTEE(S) HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION IS TRUE AND CORRECT. IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS CERTIFICATION, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING. THE TRUSTEE(S) UNDERSTAND THAT COMPANY MAY DECIDE NOT TO PROVIDE THE REQUESTED TITLE INSURANCE DESPITE THE INFORMATION AND AFFIRMATIONS CONTAINED HEREIN.**

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

\_\_\_\_\_  
Print Trustee Name

\_\_\_\_\_  
Print Trustee Name

\_\_\_\_\_  
Trustee Signature

\_\_\_\_\_  
Trustee Signature

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

\_\_\_\_\_  
Print Trustee Name

\_\_\_\_\_  
Print Trustee Name

\_\_\_\_\_  
Trustee Signature

\_\_\_\_\_  
Trustee Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of \_\_\_\_\_ }SS.  
}

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ who proved to be on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(this area for official notarial seal)

# OWNER'S AFFIDAVIT AND INDEMNITY

Order No.: 374741

Address/Location: APN 374-250-09, Vacant Land, Buttonwillow, CA 93206

APN: 374-250-09

In connection with the request of the Undersigned ("Affiant") for the preparation and issuance of insurance, Affiant makes the following statements and representations for the benefit of, and reliance by, title insurer STEWART TITLE GUARANTY COMPANY, and its policy issuing agent STEWART TITLE OF CALIFORNIA, INC. (collectively hereafter referred to as "TITLE"):

1. Affiant owns and holds title to property described in Schedule A of the Preliminary Report or Commitment issued in connection with the above referenced Order Number (the "Property").
2. The Affiant's possession of the Property has been peaceful and undisturbed, and title thereto has never been disputed, questioned or rejected, nor has the issuance of title insurance ever been refused, except as follows: **(If none, please state "none")**  

---
3. Other than the Affiant, there are no parties entitled to possession of the Property other than the following: **(If none, please state "none")**  

---
4. There are no leases, licenses, options, rights of first refusal, or contracts to sell, affecting the Property, or any parties currently in possession, of the Property, except the following: **(If none, please state "none")**  

---
5. No proceedings in bankruptcy or receivership have been instituted by or against the Affiant or any other property owner currently in title.
6. All assessments by a management, common area, building maintenance or homeowner association, if any, are paid current or are not yet due and payable.
7. There are no pending contemplated repairs/improvements to the Property, except the following: **(If none, please state "none")**  

---
8. No building materials, repairs, or improvements have been provided, furnished or delivered within the last 12 months, except the following: **(If none, please state "none")**  

---
9. Affiant is not aware of the existence of any of the following:
  - a. Improvements encroaching into any easements or over any boundary lines of the Property.
  - b. Adjoining property improvements encroaching onto the Property.
  - c. Liens against the Property and/or judgments or tax liens against Affiant or any other property owner currently in title, except those described in the Preliminary Report or Commitment issued in connection with the above referenced Order Number.
  - d. Outstanding claims or persons entitled to claims for mechanics' or materialman liens against the Property.
  - e. Pending repairs/improvements to the adjacent street(s).
  - f. Any pending litigation involving the Property, the Affiant or any other property owner currently in title.
  - g. Recent improvements completed or being made to any common area(s) located within the subdivision in which the Property is located.
  - h. Violations of any recorded covenants, conditions and/or restrictions imposed on the Property.
  - i. Any pending assessments for Community Facility Districts.

- j. Any new, pending or existing obligation or loan including any home improvements on the Property pursuant to the PACE or HERO program, or any other similar type program.

**With regard to 9a.-9j, except as follows:**

10. There are no unpaid utility type bills including but not limited to bills for water, sewer, hazardous waste, recycling, storm drain and/or rubbish and there are no liens related to such utilities from or on the Property, with the exception of the following: **(If none, please state "none")**

11. There are no financial obligations secured by trust deeds, mortgages, financing statements, vendor's liens, security agreements or otherwise, against the Property, except as set forth in the Preliminary Report, proforma and/or Commitment, and as set forth below: **(If none, please state "none")**

<u>Creditor</u>	<u>Approximate Balance</u>
<hr/>	<hr/>
<hr/>	<hr/>

12. There are no oil, gas, geothermal and/or mineral leases, licenses, options, rights of first refusal, and/or contracts to sell, affecting the mineral rights associated with the Property, or other parties currently in possession, of the mineral rights on the Property, except the following: **(If none, please state "none")**

13. Other than the Affiant, there are no other parties currently in possession of the Property, including but not limited to, any possessory interest associated with the harvesting of any oil, gas, geothermal materials or other minerals, except the following: **(If none, please state "none")**

14. There has been no harvesting or production of any oil, gas, geothermal materials or other minerals from or on the Property, with the exception of the following: **(If none, please state "none")**

This is a sworn affidavit and is made for the purpose of inducing STEWART TITLE to provide certain insurance coverage to a purchaser and/or lender, and the representations contained herein are material to such insurance coverage. The undersigned hereby indemnifies and holds STEWART TITLE harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain under its policies of title insurance or commitments to the extent any representation contained herein is incorrect. The undersigned understands that STEWART TITLE may decide not to provide the requested title insurance despite the information and affirmations contained herein.

**PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS CONTAINED IN THIS AFFIDAVIT BEFORE SIGNING IN THE PRESENCE OF A NOTARY PUBLIC. THE NOTARY PUBLIC WILL EXECUTE THE ACKNOWLEDGMENT ON THE FOLLOWING PAGE. HOWEVER, IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING.**

---

Diane Neary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California                    )  
  ) ss.  
County of \_\_\_\_\_ )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, proved to me on  
the basis of satisfactory evidence to be the person(s) who appeared before me.

\_\_\_\_\_  
Notary Signature

# Stewart Title Guaranty Company Privacy Notice

## Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** *If you have any questions about this privacy notice, please contact us at:* Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056





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Stewart Title of California, Inc.

11870 Pierce Street, Ste 100

Riverside, CA 92505

main fax

Date: March 5, 2019

Escrow Officer:

Order No.: 374741

Your File No.:

Property Address: APN 374-250-09, Vacant Land, Buttonwillow, CA 93206

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING  
AND APPROVAL OF PRELIMINARY REPORT, AFFILIATED BUSINESS  
ARRANGEMENT DISCLOSURE STATEMENT AND STG PRIVACY  
NOTICE FOR STEWART TITLE COMPANIES**

The undersigned Buyer(s) hereby acknowledge receipt of a copy of the Preliminary Report issued by Stewart Title of California, Inc. under Order No. 374741, dated November 26, 2019 7:30AM and hereby approves the legal description of subject property shown on Schedule A of the report.

**Buyer(s) Approval of Preliminary Report:** Buyer(s) herein hereby approves Items \_\_\_\_\_ of Schedule B of the report to be included in the Policy of Title Insurance as exceptions when written. Further, Buyer(s) hereby acknowledge receipt and approval of the Covenants, Conditions and Restrictions, and any and all Schedule B exceptions detailed above, for example, easements, right-of-ways, and restrictions, if any.

The undersigned Buyer(s) also acknowledge receipt of a copy of Stewart Title of California, Inc.'s Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies that applies to this transaction processed by Stewart Title of California, Inc.. The undersigned Buyer(s) further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described close of escrow.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

Buyer(s):

TBD

By: \_\_\_\_\_



*Real partners. Real possibilities.™*

**Stewart Title of California, Inc.**

11870 Pierce Street, Ste 100

Riverside, CA 92505

main fax

Date: March 5, 2019

Escrow Officer:

Order No.: 374741

Your File No.:

Property Address: APN 374-250-09, Vacant Land, Buttonwillow, CA 93206

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING AND APPROVAL  
OF PRELIMINARY REPORT, AFFILIATED BUSINESS ARRANGEMENT  
DISCLOSURE STATEMENT, OWNER'S AFFIDAVIT AND INDEMNITY AND  
STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES**

The undersigned Seller(s) hereby acknowledge receipt of a copy of the Preliminary Report issued by Stewart Title of California, Inc. under Order No. 374741, dated November 26, 2019 7:30AM and hereby approves the legal description of subject property shown on Schedule A of the report.

**Seller(s) Acknowledgement:** Seller(s) herein warrant and confirm that, to Seller(s) knowledge, all Deeds of Trusts (e.g., mortgages, loans and lines of credit), liens, judgments and/or encumbrances affecting Seller(s) and subject property are reflected in the Preliminary Report. If not, Seller(s) will provide Escrow Holder with information to facilitate the pay-off and/or removal of any such items before or at the close of escrow.

The undersigned Seller(s) also acknowledge receipt of a copy of Stewart Title of California, Inc.'s Affiliated Business Arrangement Disclosure Statement, Owner's Affidavit and Indemnity and STG Privacy Notice for Stewart Title Companies that applies to this transaction processed by Stewart Title of California, Inc.. The undersigned Seller(s) further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described close of escrow.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

Seller(s):

---

Diane Neary

Appendix C-1  
**Air Quality and Greenhouse Gas  
Technical Memorandum**





# Technical Memorandum

**To:** Dallas Pugh, Permitting Manager, sPower

**From:** Silvia Yanez, Environmental Specialist, Ecology and Environment, Inc., member WSP

**Date:** January 17, 2020

**Re:** Raceway 2.0 Solar Project: Air Quality and Greenhouse Gas Technical Memorandum

**cc:** Sean Fox, Project Manager, Ecology and Environment, Inc., member WSP

---

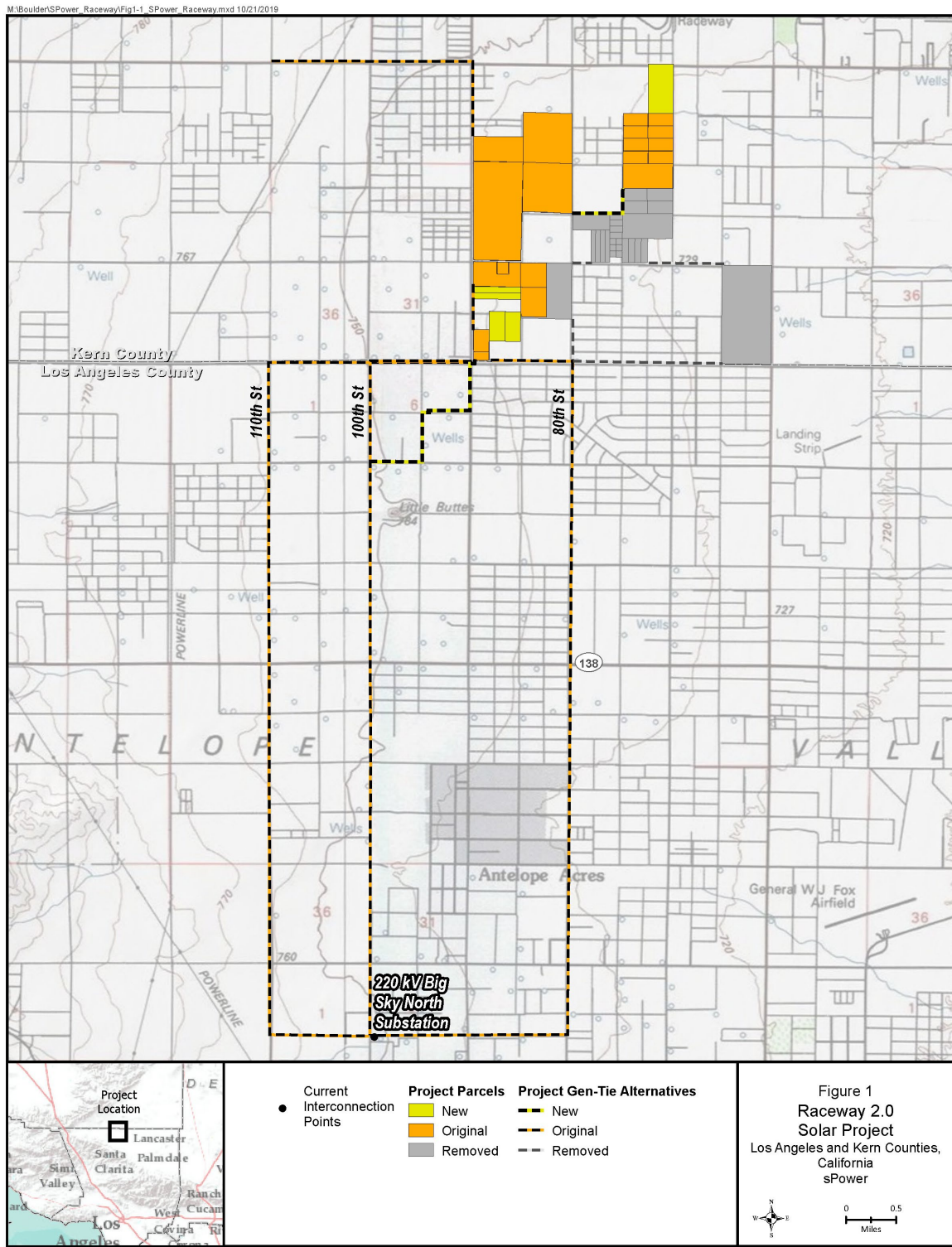
Ecology and Environment, Inc., member of WSP (hereafter referred to as E & E) has prepared this technical memorandum to document updates to the Final Air Quality and Greenhouse Gas Report (Report) prepared for the original Raceway Solar Project in February 2018 (Attachment 1). This memorandum summarizes relevant updates required for the analysis of the potential construction- and operation-related impacts on ambient air quality and greenhouse gas (GHG) emissions from implementation of the new Raceway Solar Project 2.0 (proposed project). This memorandum also identifies any potential additional changes to the Eastern Kern Air Pollution Control District (EKAPCD) requirements and outlines the needs for new analysis, including a determination of applicability of using California Emission Estimator Model (CalEEMod), Version 2016.3.2, to model emissions from just the new acreage, or the entire new site configuration.

## PROJECT DESCRIPTION

The proposed project is reduced in size from the original proposed project (Figure 1). The proposed project consists of six sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project applicant proposes that the project either be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities, depending upon market conditions. The proposed project includes advanced energy battery storage units.

Air Quality and Greenhouse Gas Technical Memorandum  
 Mr. Dallas Pugh  
 January 17, 2020  
 Page 2



The power generated by the proposed project would be interconnected to an existing transmission network. The proposed project would interconnect via an approximately 10- to 12-mile, 34 kilovolt (kV) and/or 230-kV generation tie (gen-tie) line originating at a direct current (DC) collection system located at the southwestern portion of the project site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster. The project has five interconnection options as further described in the full revised Project Description (Attachment 2). It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

## **SUMMARY OF REPORT UPDATES AND APPLICABILITY OF ANALYSIS**

The 2018 Report describes the existing ambient air quality and climate conditions, quantifies potential air pollutant and GHG emissions from construction and operation of the original Raceway Solar Project, and compares estimated emissions to applicable thresholds to assess potential impacts. This memorandum identifies relevant updates to the key sections of the Report based on the new proposed project information.

### **Chapter 1: Introduction and Project Overview**

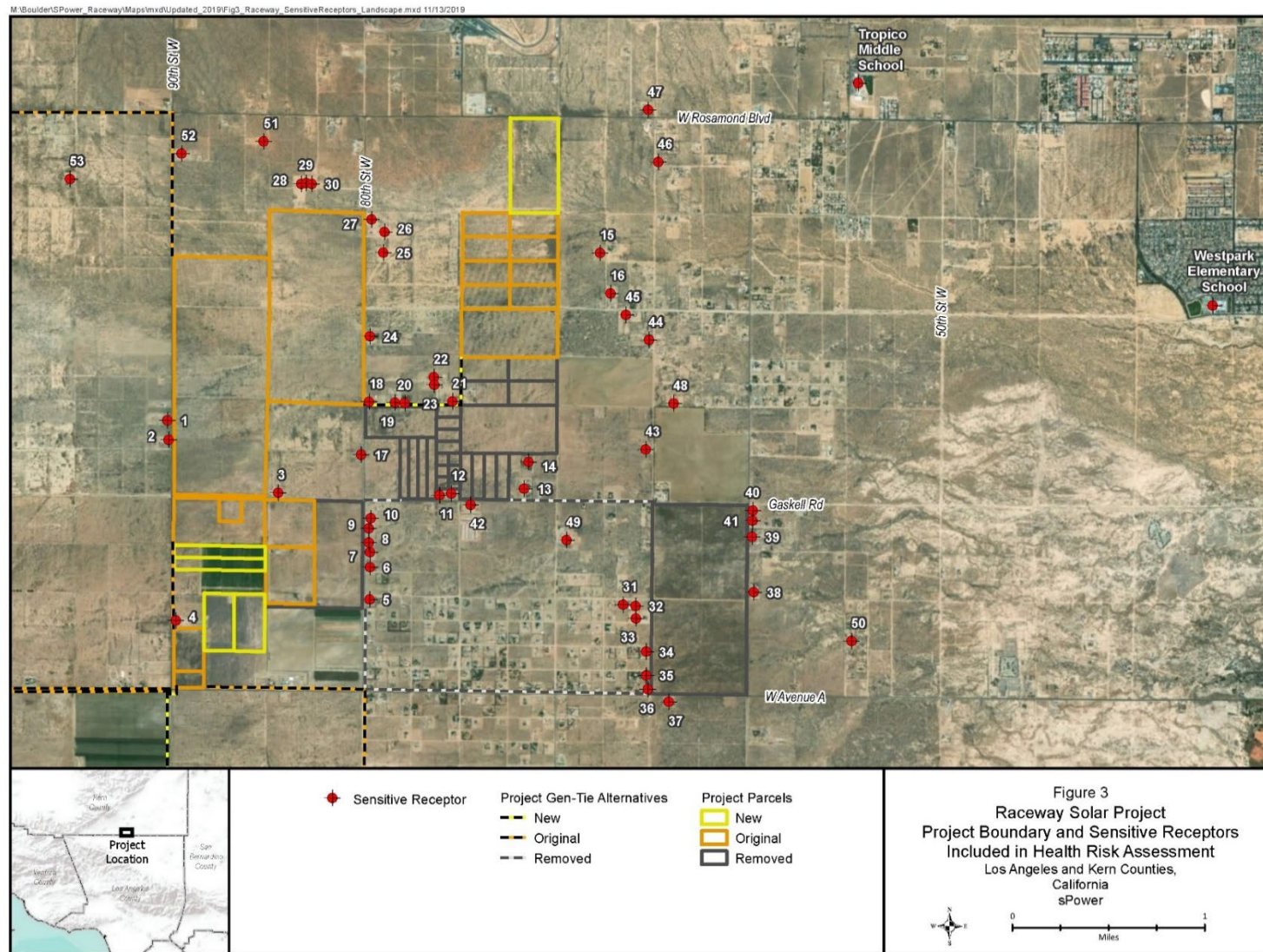
Section 1.2 is revised based on the most recent project design updates, including renewable energy and storage capacity, acreage, site descriptions, and zoning designations. Solar facilities previously named as “Raceway Solar 1” through “Raceway Solar 7” have been relabeled as “Raceway Solar 1” through “Raceway Solar 6,” as the new proposed solar site configuration removes and redistributes land from the previous layout. Figure 1 of the Report will be superseded by the new proposed project area map (see Figure 1 of this memorandum). Most project components would still be located in Kern County (approximately 5 miles west of the community of Rosamond, within the Willow Springs community), except for the optional interconnection lines, which would include sections in the City of Lancaster, Los Angeles County.

### **Chapter 2: Environmental Setting**

General project location, air basins, surrounding land uses, and climate conditions remain unchanged. Chapter 2 cites weather conditions, air pollutant concentrations, and emissions reported in the proposed project area in year 2016, which would be within the same order of magnitude of data reported for year 2018 (most recent annual reports available for air monitoring stations).

Section 2.3 identified 53 residential receptors and two schools in the project area. Distances from sensitive receptors to the project boundaries would change with the new proposed project solar sites. However, despite the proposed changes in solar site’s size and location, the sensitive receptors identified in the Report would remain applicable for the proposed project’s air quality and GHG emissions analysis. Figure 3 is revised to reflect the new solar project sites and rename interconnection options.







### **Chapter 3: Regulatory Setting**

Section 3.2 has been updated to include Senate Bill 100 California Renewables Portfolio Standard (RPS) Program, adopted September 2018. This bill established it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100 percent of retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. The proposed project would contribute to the state RPS objectives, consistent with the statewide greenhouse gas reduction goals.

EKAPCD Rule 402 (as amended 2015), the Kern County Air Pollution Control District Ozone Air Quality Attainment Plan (adopted February 1993), and the Willow Springs Specific Plan (adopted April 2008) remain unchanged and applicable for the proposed project.

### **Chapter 4: Impact Analysis**

#### *Modeling Assumptions*

Project air pollutant emissions were calculated using the CalEEMod, Version 2016.3.2, which is applicable since November 9, 2017. No new versions of CalEEMod have been released since publication of the Report. Calculations made using this model include air pollutant and GHG emissions associated with the use of construction off-road equipment, haul-truck trips, on-road worker trips, vehicle travel on paved and unpaved roads, and fugitive dust during three main phases (site preparation, grading, and solar array installation).

Construction emissions were estimated based on a total land area of 1,854 acres and an anticipated construction schedule beginning in June 2019 and ending in June 2020. As most of the project area is located on flat terrain, the modeling assumptions considered a site preparation and grading area of 93 acres for estimating equipment and fugitive dust emissions. Emissions from interconnection lines are anticipated to be minimal as the project would utilize existing electric infrastructure to the extent possible and connect to a previously approved substation. Long-term operational emissions were estimated assuming a first full operational year in 2021 and would consist of vehicle and equipment operations associated with washing of solar panels.

The new proposed project total area has been reduced by approximately 30 percent with respect to the modeling assumptions used in 2018. The new total area is 1,311 acres, maintaining the same 10- to 12-month construction schedule. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022.

The new proposed project would use the same listed equipment and vehicle types and trips used in the 2018 modeling assumptions, as well as the same equipment usage and schedule durations. Construction emissions for the proposed project (years 2021–2022) are anticipated to be lower than those presented in the Report since combustion engine emission factors for off-road equipment and vehicles would be higher for years 2019 and 2020 compared to future years. In addition, fugitive dust emissions from site preparation and grading over 93 acres would still be considered a reasonable and conservative assumption, even though the total project area would be 30 percent smaller than the original project.

### *Significance Criteria*

The Report uses significance criteria based on the checklist items presented in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The CEQA Statutes and Guidelines were amended in December 2018, including the following revised questions in Appendix G for evaluating impacts on air quality:

#### *Would the project:*

- a) Conflict with or obstruct implementation of the applicable air quality plan?*
- b) Result in a cumulative considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c) Expose sensitive receptors to substantial pollutant concentrations?*
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The revised significance criteria exclude the discussion about the potential for the project to violate ambient air quality standards or to contribute substantially to an existing or projected air quality violation. This impact was determined to be less than significant in the Report and no longer applicable for analysis. The rest of the Appendix G questions include only minor revisions; therefore, the analysis provided for these questions remains applicable for the new proposed project.

### *Environmental Impacts*

Maximum annual and daily construction emissions calculated for the original project did not exceed the EKAPCD air quality significance thresholds. The modeling results included in the Report showed that majority of the PM<sub>10</sub> emissions in each construction year is fugitive dust produced by worker commuting, vendor deliveries, and trucks hauling project components to the site. Most of the miles traveled for these vehicles would be outside the project boundary on public, paved roads. Since the proposed project would be generally within the same area as the original project, with a total acreage reduction of approximately 30 percent, it is expected that on-road fugitive dust emissions would be equal or below those reported for the original project. Similarly, combustion emissions from off-road equipment and vehicle use during the proposed project construction are expected to be equal or below those reported in Tables 8 and 9 of the Report.

Construction emissions from the project would remain temporary and represent a small fraction of the regional emission inventory. In addition, implementation of mitigation measures previously approved by California Air Pollution Control Officers Association, Kern County, and Los Angeles County to control fugitive dust emissions would reduce impacts to less than significant levels.

Operation and maintenance emissions from the proposed project are expected to be similar to those reported for the original project, primarily from truck and equipment use for panel washing. Impacts during operation and maintenance would remain less than significant.

### *Cumulative Analysis*

The analysis of cumulative impacts followed the Kern County Guidelines for Preparing an Air Quality Assessment for use in Environmental Impact Reports (2006), which require assessment of localized impacts, consistency with existing air quality plans, and comparison with the California Air Resources Board air basin emissions. A search of the Kern County Planning Department Renewable Energy Projects list was done for projects proposed within a 1-mile and a 6-mile radius of the original project area; no projects were found that would have concurrent construction in the year 2018. A total of 11 operational projects were found within a 6-mile radius and two projects within a 1-mile radius. Concurrent long-term emissions were found below EKAPCD significance thresholds, minimizing the potential for cumulative effects. A new search of the Renewable Energy Projects list for year 2019 showed additional projects with anticipated construction in Kern County in year 2020; however, none of these projects would be located within a 1-mile or 6-mile radius from the proposed project area. Since both short-term and long-term cumulative emissions are not expected to exceed significance thresholds, it is not anticipated that there would be a significant cumulative impact to regional air quality.

### **CONCLUSIONS**

Changes identified in the 2018 Final Air Quality and Greenhouse Gas Report include updates to the proposed project description, including renaming and relocating solar sites previously analyzed. The list of sensitive receptors remain unchanged. Additionally, two regulatory updates are identified: Senate Bill 100 (Renewable Portfolio Standard) and the updated CEQA Guidelines Appendix G questions for air quality.

The analysis of potential violations of air quality standards is no longer applicable in the impact analysis. Modeling assumptions used in the 2018 Report are considered to still be applicable and represent a conservative scenario for construction emissions, even though the total new project acreage would be reduced by approximately 30 percent. The CalEEMod, Version 2016.3.2, used in 2018 is still current and applicable to the proposed project. The list of equipment and vehicles, as well as the on-road miles traveled assumptions and proposed mitigation measures for fugitive dust would remain applicable to the proposed project, resulting in construction emissions equal or below those reported for years 2019 and 2020. No changes in operational emissions are anticipated, as the number of trucks and equipment required for panel washing would not change. Moreover, a recent search in the Kern County Renewable Energy Projects list showed no concurrent construction projects within a 1-mile or 6-mile radius from the proposed project area; therefore, the findings for short-term and long-term cumulative emissions are unchanged and not expected to result in a significant cumulative impact to regional air quality.

# **Attachment 1**

## **2018 Final Air Quality and Greenhouse Gas Report**



## ecology and environment, inc.

Global Environmental Specialists

505 Sansome Street, Suite 300  
San Francisco, California 94111  
Tel: (415) 398-5326, Fax (415) 398-5326

June 15, 2018

Janice Mayes  
Planner, Advanced Planning Division  
Kern County Planning and Community Development Department  
2700 M St #100, Bakersfield, CA 93301

### Re: Final Air Quality and Greenhouse Gas Report for the Raceway Solar Project

Dear Ms. Mayes,

The enclosed Final Air Quality and Greenhouse Gas Report for the Raceway Solar Project addresses the following data request from the Planning and Community Development Department (dated May 23, 2018):

**“Previous Data Request DR 4, (February 2018) DR 4** from our initial peer review has only been partially addressed. The report was revised to include the CalEEMod mitigation measures applied in the modeling, as requested, but not the rest of the comment. Also significance after mitigation not stated.

**DR 4 from our initial review is as follows:**

‘Since the fugitive dust emissions for project construction would exceed EKAPCD thresholds, please include a section including mitigation and other recommended measures. This section should include measures to ensure the proposed project is in compliance with all applicable EKAPCD rules and regulations. The measures should also represent any measures in the CalEEMod analysis, such as PM10 reduction measures for land preparation, excavation, and grading; project construction; vehicle movement; and reducing equipment exhaust.’”

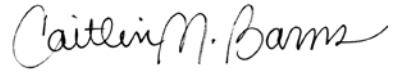
As a result of revisiting the CalEEMod inputs based on the County’s request, our air quality specialist made one change to the assumptions to update the analysis to more accurately reflect the anticipated effectiveness of mitigation measures. Specifically, our air quality specialist increased the efficacy of the soil stabilizer from 5%, which was unrealistically low, to 70%, which is in line with efficacy assumed in air quality analyses for other solar projects in the region. He also clarified mitigation assumptions used in CalEEMod discussed in the report, including watering three times daily, applying a soil stabilizer or soil weighting agent to unpaved main access roads, and limiting off-road vehicle speeds to 15 mph.

With this adjustment, the mitigated PM<sub>10</sub> emissions dropped from 41.2 tpy to 13.4 tpy in 2019 and from 29.6 tpy to 9.6 tpy in 2020, both of which are below the Annual Significance Threshold of 15 tpy. Therefore, no additional mitigation measures are needed.

Please feel free to contact me at [cbarns@ene.com](mailto:cbarns@ene.com) or 415-310-3168 with questions or comments regarding this report.

Very Sincerely,

Ecology and Environment, Inc.

A handwritten signature in black ink that reads "Caitlin M. Barns". The signature is written in a cursive, flowing style.

Caitlin Barns  
Project Manager

Enclosed: Final Air Quality and Greenhouse Gas Report, Raceway Solar Project

# Final Air Quality and Greenhouse Gas Report

## ***Raceway Solar Project***

***Kern County, California***

For:



Sustainable Power Group, LLC

2180 South 1300 East  
Suite 600  
Salt Lake City, UT 84106-2749

By:



505 Sansome St. Suite 300  
San Francisco, CA 94111

June 2018

## TABLE OF CONTENTS

Section	Page
<b>ACRONYMS AND ABBREVIATIONS.....</b>	<b>IV</b>
<b>CHAPTER 1 INTRODUCTION AND PROJECT OVERVIEW .....</b>	<b>1</b>
1.1 Introduction .....	1
1.2 Project Overview .....	1
1.3 Purpose of Study .....	2
1.4 Project.....	2
<b>CHAPTER 2 ENVIRONMENTAL SETTING .....</b>	<b>4</b>
2.1 Climate .....	4
2.2 Ambient Air Quality.....	6
2.3 Sensitive Receptors .....	11
<b>CHAPTER 3 REGULATORY SETTING.....</b>	<b>13</b>
3.1 Federal.....	13
3.2 State .....	16
3.3 Regional and Local.....	17
<b>CHAPTER 4 IMPACT ANALYSIS.....</b>	<b>21</b>
4.1 Methodology and Significance Criteria.....	21
4.2 Environmental Impacts.....	22
4.3 Cumulative Assessment .....	29
<b>CHAPTER 5 REFERENCES .....</b>	<b>31</b>
<b>ATTACHMENT A CALEEMOD EMISSIONS ESTIMATES.....</b>	<b>33</b>



## LIST OF TABLES

Table	Page
Table 1	Raceway Solar Project Summary ..... 2
Table 2	Pollutant Measurements at Air Quality Monitoring Stations in the Vicinity of the Raceway Solar Project, Rosamond, California ..... 9
Table 3	Attainment Status in Eastern Kern County ..... 10
Table 4	Emissions in the Kern County portion of the Mojave Desert Air Basin – 2016 ..... 11
Table 5	Emissions in the Mojave Desert Air Basin in 2016..... 11
Table 6	Primary Federal and State Ambient Air Quality Standards and Associated Health Effects ... 14
Table 7	Air Quality Significance Thresholds ..... 22
Table 8	Maximum Annual and Daily Unmitigated and Mitigated Construction and Operation Emissions Compared to Significance Thresholds – Criteria Pollutants ..... 23
Table 9	Maximum Annual Unmitigated Emissions – Greenhouse Gases..... 24
Table 10	Air Quality Checklist for the Project..... 24
Table 11	Greenhouse Gas Checklist for the Project..... 28
Table 12	Cumulative Operational Emissions ..... 29
Table 13	Comparison of Raceway Solar Project Emissions with Air Basin Emissions..... 30

## LIST OF FIGURES

Figure	Page
Figure 1	Raceway Solar Project..... 3
Figure 2	California Air Basins and Location of the Raceway Solar Project in the Mojave Desert Air Basin ..... 5
Figure 3	Sensitive Receptors in the Project Area ..... 12

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## ACRONYMS AND ABBREVIATIONS

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AB	Assembly Bill
EIR	Environmental Impact Report
H <sub>2</sub> S	hydrogen sulfide
MW	megawatt
O&M	Operations and Maintenance
SCAQMD	South Coast Air Quality Management District
TOG	toxic organic gas
°F	degrees Fahrenheit
applicant	Sustainable Power Group; <i>also</i> , sPower
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCR	California Code of California Regulations
CH <sub>4</sub>	methane
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
EKAPCD	Eastern Kern Air Pollution Control District
EPA	United States Environmental Protection Agency
gen-tie	generation power tie
GHG	greenhouse gas
kV	kilovolt
LADWP	Los Angeles Department of Water and Power
MDAB	Mojave Desert Air Basin
N <sub>2</sub> O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NO <sub>2</sub>	nitrogen dioxide
NO <sub>x</sub>	oxides of nitrogen
PM	particulate matter
PM <sub>10</sub>	particulate matter less than or equal to 10 microns in diameter
PM <sub>2.5</sub>	particulate matter less than or equal to 2.5 microns in diameter
ppm	parts per million
PV	photovoltaic
ROG	reactive organic gases
SIP	state implementation plan
SO <sub>2</sub>	sulfur dioxide
SO <sub>x</sub>	sulfur oxides
sPower	Sustainable Power Group; <i>also</i> , the applicant
TAC	toxic air contaminant
VOC	volatile organic compound

## **1.1 Introduction**

On behalf of Sustainable Power Group, LLC (sPower, or the applicant) Ecology & Environment, Inc., completed an air quality and greenhouse gas (GHG) report for the Raceway Solar Project (Project) in the Antelope Valley, approximately 5 miles west of Rosamond, in unincorporated Kern County, California (Figures 1 and 2). The Project would involve construction of seven solar photovoltaic (PV) power generating facilities connected by generation power tie (gen-tie) lines. The seven sites include the 30-acre Site 1, 180-acre Site 2, 466-acre Site 3, 315-acre Site 4, 310-acre Site 5, 240-acre Site 6, and 313-acre Site 7. The Project would deliver power to the grid along one of three alternative routes through a previously approved collector substation to an existing substation and/or to a substation that has currently been approved but not completed.

## **1.2 Project Overview**

The Project would involve the construction, operation, and eventual decommissioning of a solar PV power generating project with an energy storage system. The Project would be capable of producing up to approximately 400 megawatts of renewable electricity and storing up to 2,000 megawatt hours of electricity. The Project would be located on approximately 1,854 acres of private land in southeastern Kern County, California, and would comprise seven separate sites. Raceway Solar 1, 2, 3, 5, 6, and 7 are zoned Estate 2.5 Acres (E 2.5), and Raceway Solar 4 is zoned Agriculture. The Project would be located approximately 5 miles west of the community of Rosamond, within the Willow Springs community. All solar arrays would be located within Kern County, and some associated gen-tie lines would extend south across the county line into Los Angeles County.

Major components of each facility would include PV modules mounted on single-axis or dual-axis tracker systems, electrical collection systems, data monitoring equipment, an energy storage system, a meteorological data collection system, private access roads, fencing, and a 34 kilovolt (kV) and/or 230 kV gen-tie line. There are four potential routes for interconnections to nearby substations. The Project may interconnect to sPower's previously approved collector substation via three proposed 10- to 12-mile 34 kV and/or 230 kV gen-tie lines originating at a direct current collection system located at the southwestern portion of the Project area, or to a planned Los Angeles Department of Water and Power (LADWP) substation northwest of the Project area via an additional proposed gen-tie route. Potential interconnection routes would be as follows:

- 100th Street West and Avenue G-12;
- 110th Street West and Avenue G-12;
- 80th Street and Avenue G-12; and
- Rosamond Boulevard to the proposed LADWP Substation.

PV system installation would include earthwork, grading, and erosion control, as well as erection of the PV modules, supports, and associated electrical equipment. The energy storage system would be modular and fully enclosed and would employ telecommunication systems to charge and discharge the battery according to power delivery needs. Typical modular energy storage systems are approximately 102 inches in height and 20 to 40 feet in length. The Project's energy storage system would be located near inverter

stations or switchgear. Cables would be installed in underground ducts, utilizing standard trenching techniques, electrical routing, backfilling, and compaction. The energy storage system could also be located on a centralized battery on site.

Construction is expected to begin in June 2019 and be completed in approximately 10 to 12 months (June 2020). Upon commissioning, the Project would enter the operational phase. For the duration of the operational phase, the Project would be operated on an unstaffed basis and monitored remotely, with regular on-site personnel visitations for security, maintenance, and system monitoring.

### 1.3 Purpose of Study

This technical study quantifies potential air pollutant and GHG emissions from construction and operation of the Project. It also describes the existing air quality setting and regulations. Potential emissions are compared to applicable thresholds to assess potential impacts.

### 1.4 Project

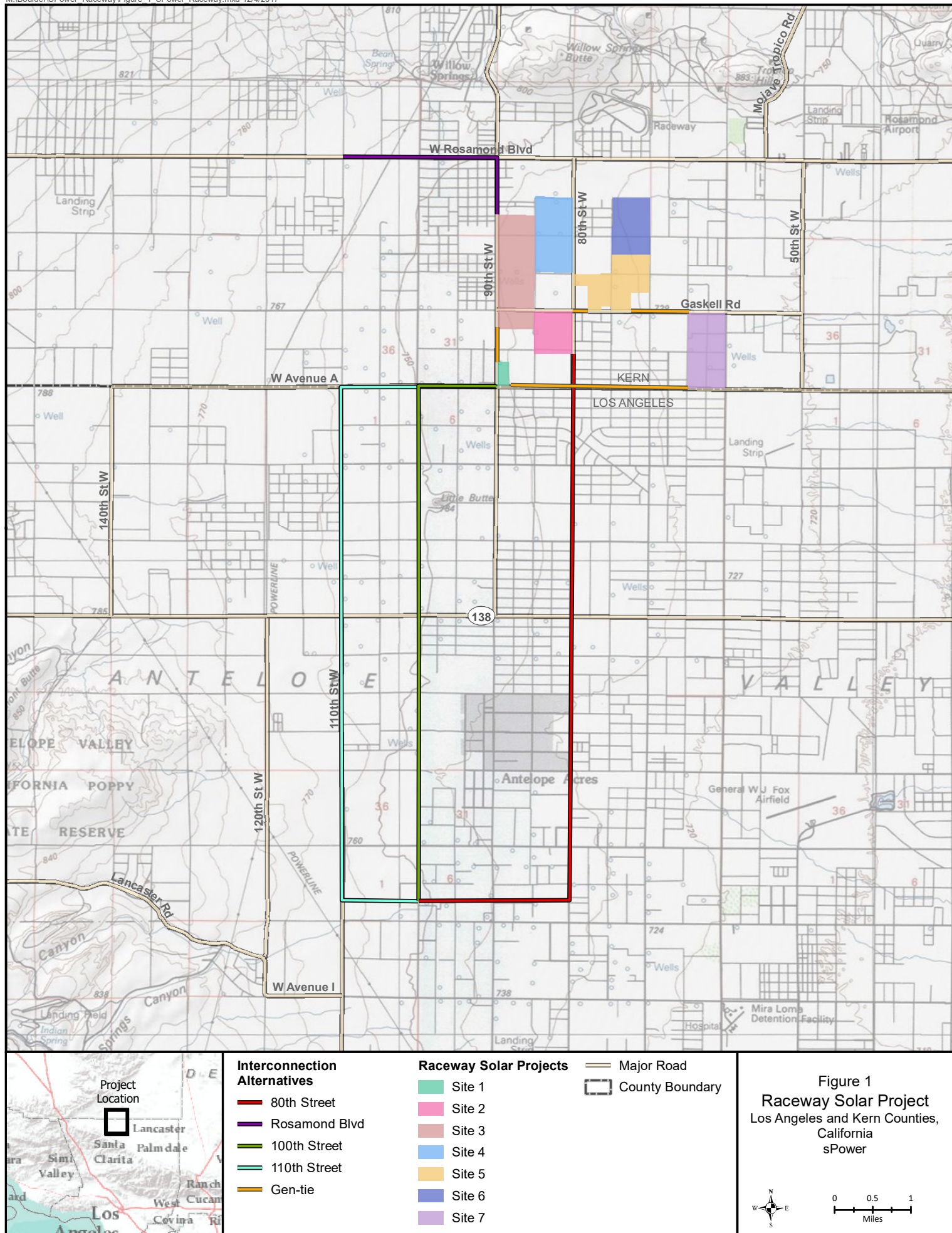
The Project would be located approximately 5 miles west of Rosamond, California, along West Avenue A between 90th Street West and 60th Street West. The Project would consist of seven different sites, four interconnection alternatives, and two gen-tie lines (Figure 1).

The Project area is within the Little Buttes, Rosamond, and Del Sur 7.5 minute U.S. Geological Survey topographic quadrangles. Elevation in the Project area is approximately 2,410 feet above mean sea level. Table 1 lists each Project site, acreage, and electric generation potential (megawatts).

**Table 1 Raceway Solar Project Summary**

<b>Project</b>	<b>Acres</b>	<b>Megawatts</b>
Raceway Solar 1	30	5
Raceway Solar 2	180	40
Raceway Solar 3	466	100
Raceway Solar 4	315	70
Raceway Solar 5	310	70
Raceway Solar 6	240	50
Raceway Solar 7	313	65
<b>Total</b>	<b>1,854</b>	<b>400</b>

The Project region is extensively developed for agricultural use, both active and abandoned. The region contains dispersed rural residences. The Project area is surrounded by vacant/undeveloped land (i.e., fallow agricultural, grazing, and desert shrub), commercial-scale solar development, and rural residences. To the east of the Project area are undeveloped lands. To the west of the Project area are undeveloped lands and the operational Solar Star 1 and 2 solar projects. To the south of the Project area are undeveloped lands, rural residences, and the Del Mar Solar Project. To the north of the Project area are undeveloped lands, rural residences, and the Willow Springs International Motorsports Park.



Air quality is dependent on the quantities of air pollutants emitted from human-made and natural sources, as well as surface topography and prevailing meteorological conditions. California is divided into 15 air basins that group counties or portions of counties with similar geographic and/or meteorological features. As shown in Figure 2, the Project would be located in southeastern Kern County in the Eastern Kern County Air Pollution Control District (EKAPCD), which is part of the Mojave Desert Air Basin (MDAB).

## **2.1 Climate**

Air pollution, especially the dispersion of air pollutants, is directly related to a region's topographic features. Air quality is a function of both the rate and location of pollutant emissions and the meteorological conditions and topographic features that influence pollutant movement and dispersal. Atmospheric conditions such as wind speed, wind direction, atmospheric stability, and air temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants, which affects ambient air quality.

The MDAB primarily covers a large portion of the high desert region in California. The San Gabriel and San Bernardino Mountains are along the southern boundary of the MDAB. The Tehachapi Mountains and southern end of the Sierra Nevada separate the MDAB from the San Joaquin Valley to the northwest. Generally, the MDAB's eastern portion is sparsely populated; however, the southern portion just north of the mountains has a fairly large population located in several cities such as Lancaster, Hesperia, etc. Terrain in the MDAB consists of flat areas with buttes located throughout.

The average daily maximum and minimum summer temperatures (i.e., July) in the Project area are 98.3 degrees Fahrenheit (°F) and 67.4 °F, respectively. The average daily maximum and minimum winter temperatures (i.e., January) are 58.8 °F and 30.7 °F, respectively. Average annual precipitation is 6.59 inches. These averages are taken from the General William J. Fox airfield, approximately 8 miles south of the Project area (WRCC 2017).

The region's topographic features restrict air movement through and out of the region, often resulting in weak airflow. As a result, the EKAPCD is susceptible to pollutant accumulation over time. Most of the surrounding mountains are above the normal height of summer inversion layers (i.e., 1,500 to 3,000 feet). Local climatological effects, including wind speed and direction, temperature, and inversion layers, can affect air quality.



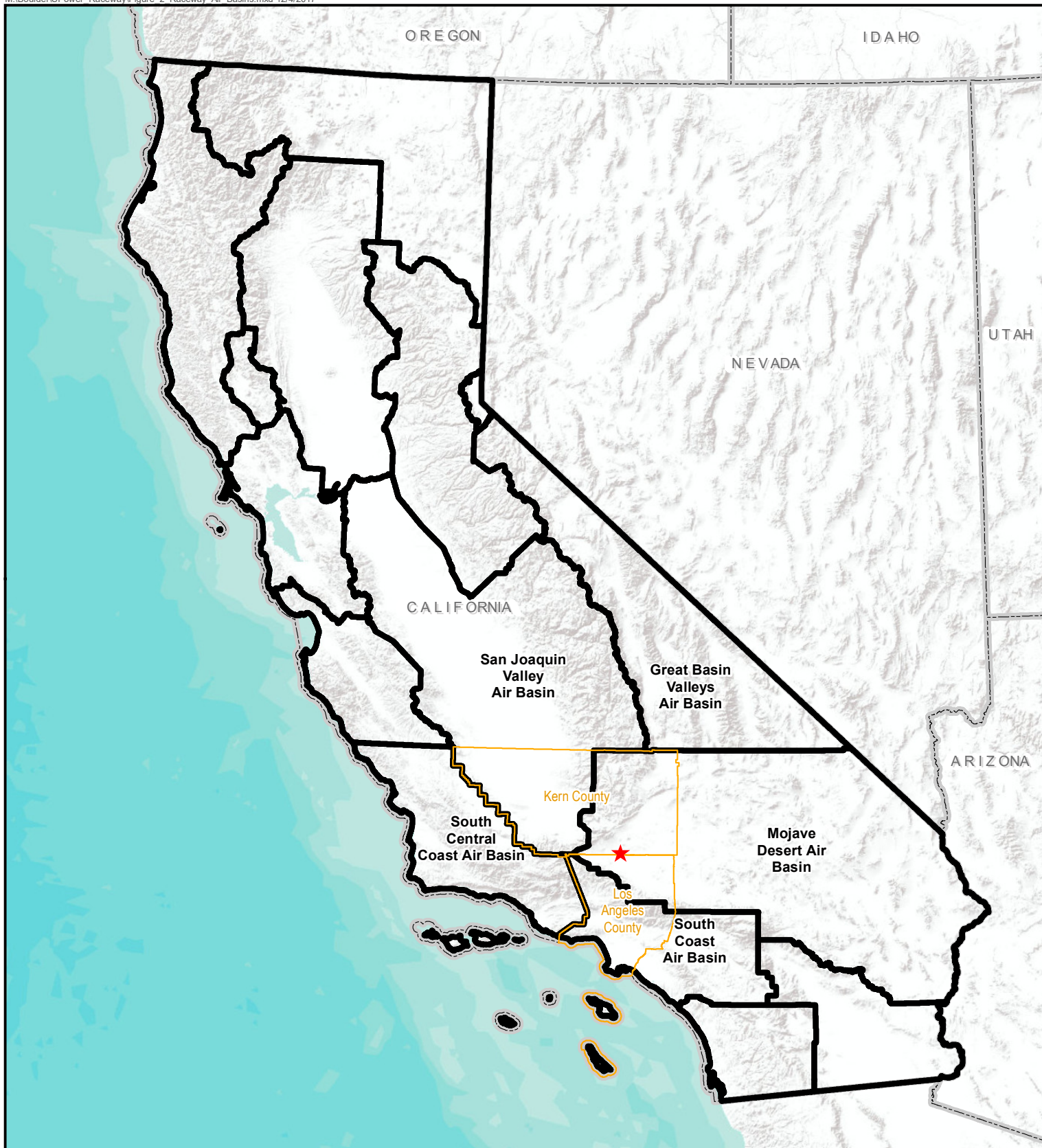


Figure 2  
California Air Basins and Location of the  
Raceway Solar Project in the  
Mojave Desert Air Basin  
Los Angeles and Kern Counties,  
California  
sPower

## 2.2 Ambient Air Quality

### Air Pollutants of Concern

The U.S. Environmental Protection Agency (EPA) has set National Ambient Air Quality Standards (NAAQS) for widespread pollutants from numerous and diverse sources considered harmful to public health and the environment. Primary standards set limits to protect public health, including the health of “sensitive” populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against visibility impairment and damage to animals, crops, vegetation, and buildings. The EPA periodically reviews the standards and the science on which they are based. The EPA has set NAAQS for seven principal pollutants, which are called “criteria” pollutants:

- Carbon monoxide (CO);
- Lead;
- Nitrogen dioxide (NO<sub>2</sub>);
- Ozone;
- Particulate matter less than or equal to 10 microns in diameter (PM<sub>10</sub>);
- Particulate matter less than or equal to 2.5 microns in diameter (PM<sub>2.5</sub>); and
- Sulfur dioxide (SO<sub>2</sub>).

Ozone is not emitted directly from emission sources but rather created near ground level by a chemical reaction between oxides of nitrogen (NO<sub>x</sub>) and reactive organic gases (ROG) in the presence of sunlight. As a result, NO<sub>x</sub> and ROG are often referred to as ozone precursors and are regulated as a means to prevent ground-level ozone formation. ROG are sometimes also referred to as volatile organic compounds (VOCs).

### Toxic Air Contaminants

Toxic air contaminants (TACs) are air pollutants suspected or known to cause cancer, birth defects, neurological damage, or death. With the exception of lead, no ambient air quality standards have been established for TACs. Instead, the compounds are managed on a case-by-case basis, depending on the quantity and type of emissions and proximity of potential receptors. Statewide and local programs identify industrial and commercial emitters of TACs and require reductions of these emissions. Federal programs also require control of certain categories of TACs. The California Air Resources Board (CARB) also recently identified diesel particulate matter (PM) as a TAC. Diesel engines emit a complex mix of pollutants, the most visible of which are very small carbon particles or “soot,” known as diesel PM.

### Greenhouse Gas Emissions

In addition to the criteria pollutants and TACs listed above, the EPA also regulates GHG emissions. The EPA gained authority to regulate GHG emissions through the Clean Air Act (CAA) in the U.S. Supreme Court decision in *Massachusetts v. EPA* (2007). In 1999, 12 states petitioned the EPA to regulate GHGs from new motor vehicles, and the Supreme Court ruled that GHGs meet the definition of air pollutants under the CAA. Since GHGs pose a threat to public health and welfare, six GHGs are now regulated under the CAA (Center for Climate and Energy Solutions 2017).

GHGs are generally described as gases that trap heat in the atmosphere and include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases (including hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride). GHGs play a role in the natural environment by absorbing the



sun's energy as it is radiated as heat from the Earth's surface. As the sun's energy radiates back from the Earth's surface toward space, these gases trap the heat in the atmosphere, keeping the planet's surface warmer than it would otherwise be. Increases of atmospheric GHGs result in additional warming of the Earth's atmosphere. Carbon dioxide equivalent (CO<sub>2</sub>e) is a metric used to compare the emissions from various GHGs based on their global warming potential. For instance, over a 100-year period, the global warming potential of CH<sub>4</sub> is estimated to be about 25 times greater than CO<sub>2</sub>, so its CO<sub>2</sub>e is 25. The CO<sub>2</sub>e of N<sub>2</sub>O is 298.

There is broad scientific consensus that humans are changing the chemical composition of earth's atmosphere. Activities such as fossil fuel combustion, deforestation, and other changes in land use are resulting in the accumulation of trace GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, and several industrial gases in the Earth's atmosphere. An increase in GHG emissions is thought to result in an increase in the earth's average surface temperature, primarily by trapping and thus decreasing the amount of heat energy radiated by the earth back into space. This phenomenon is commonly referred to as global warming. Global warming is expected to affect weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, which are collectively referred to as "climate change."

The Intergovernmental Panel on Climate Change has predicted that the average global temperature rise between 1990 and 2100 could be as great as 5.8 degrees Celsius (10.4°F), which could have massive deleterious impacts on the natural and human environments (California Climate Change Center 2006). Globally, the average annual temperature has risen since 1900 by about 1.5°F and is expected to rise another 2 to 10°F by 2100. The average annual temperature in the United States has risen by a comparable amount over the same time period but is expected to rise more than the global average over this century.

Although GHG levels have varied for millennia (along with corresponding variations in climatic conditions), industrialization and the burning of fossil carbon fuel sources have caused GHG concentrations to increase measurably, from approximately 280 parts per million (ppm) in 1750 to 400 ppm in 2014 (California Climate Change Center 2006). The rate of change has also been increasing as more industrialization and population growth is occurring around the globe. This fact is demonstrated by data from the Mauna Loa CO<sub>2</sub> monitor in Hawaii that document atmospheric concentrations of CO<sub>2</sub> going back to 1960, at which point the average annual CO<sub>2</sub> concentration was recorded at approximately 317 ppm. The record shows that approximately 70 percent of the increases in atmospheric CO<sub>2</sub> concentrations since pre-industrial times occurred within the last 54 years.

GHGs and climate change are a cumulative global issue. CARB and the EPA regulate GHG emissions within the state of California and the United States, respectively. While CARB has the primary regulatory responsibility within California for GHG emissions, local agencies, including the EKAPCD, have adopted policies for addressing GHG under the California Environmental Quality Act (CEQA) and reducing GHG emissions. The EKAPCD has adopted the *Eastern Kern Air Pollution Control District Policy – Addendum to CEQA Guidelines Addressing GHG Emission Impacts for Stationary Source Projects when Serving as Lead CEQA Agency* (EKAPCD 2012).

## **Valley Fever**

Valley fever is an illness caused by a fungus (*Coccidioides immitis* and *C. posadasii*) that grows in soils under certain conditions. Favorable conditions for the valley fever fungus include low rainfall, high summer temperatures, and moderate winter temperatures. In California, the counties with the highest

incidence of valley fever are Fresno, Kern, and Kings Counties. When soils are disturbed by wind or activities like construction and farming, valley fever fungal spores can become airborne. The spores present a potential health hazard when inhaled. Individuals in occupations such as construction, agriculture, and archaeology have a higher risk of exposure due to working in areas of disturbed soils that may have the valley fever fungus. In extreme cases, the disease can be fatal. The majority of valley fever cases are very mild, though, with over 60 percent of infected people having flu-like symptoms or none at all. Notably, occurrences of Valley Fever in California's general population has dramatically increased in the past few years. Annually, 1,430 people are hospitalized with Valley Fever and in 2011, 5,123 people were diagnosed with Valley Fever, a 20 percent increase from 2010 (CDPH 2013).

### **Ambient Conditions**

Three ambient air quality monitoring stations in the EKAPCD measure the ambient concentrations of the major criteria pollutants of concern in the EKAPCD (i.e., ozone, PM10, and PM2.5). These pollutants are monitored in Mojave, Ridgecrest and Canebrake; the Mojave station is the closest monitoring site to the Project for ozone, PM10, and PM2.5. Background ambient concentrations of pollutants are determined by pollutant emissions in a given area, and wind patterns and meteorological conditions for that area. As a result, background concentrations are best estimated by using monitors in the same area and subject to the same wind patterns. The nearest station that measures NO2 and CO is in Lancaster (approximately 10.5 miles to the southeast of the Project area). The nearest station that measures SO2 is in Victorville (approximately 60 miles to the southeast of the Project area). Data for the Project area are shown in Table 2.

**Table 2 Pollutant Measurements at Air Quality Monitoring Stations in the Vicinity of the Raceway Solar Project, Rosamond, California**

Station	Year	Gas Air Pollutant Measurements <sup>(a)</sup> (ppm)								Particulate Air Pollutant Measurements <sup>(b)</sup> (µg/m <sup>3</sup> )			
		CO		NO <sub>2</sub>		Ozone		SO <sub>2</sub> <sup>(c)</sup>		PM <sub>10</sub>		PM <sub>2.5</sub>	
		1-hr	8-hr	1-hr <sup>(d)</sup>	Ann	1-hr	8-hr	1-hr <sup>(d)</sup>	24-hr	24-hr	Ann	24-hr <sup>(d)</sup>	Ann <sup>(d)</sup>
Mojave	2013	-	-	-	-	0.094	0.081	-	-	119	37.7	34	8.5 <sup>(e)</sup>
	2014	-	-	-	-	0.104	0.089	-	-	183	26.1	25	5.8
	2015	-	-	-	-	0.104	0.08	-	-	80	21.3	13	5.0
	2016	-	-	-	-	0.104	0.084	-	-	138	26.2	21	7.4
Lancaster	2013	1.9	1.2	48	8.02	-	-	-	-	-	-	-	-
	2014	1.5	1.1	52	8.12	-	-	-	-	-	-	-	-
	2015	1.5	1.3	42	7.26	-	-	-	-	-	-	-	-
	2016	2.6	1.5	49	8.02	-	-	-	-	-	-	-	-
Victorville	2013	-	-	-	-	-	-	4	2.2	-	-	-	-
	2014	-	-	-	-	-	-	3	1.9	-	-	-	-
	2015	-	-	-	-	-	-	38	5.1	-	-	-	-
	2016	-	-	-	-	-	-	13	3.1	-	-	-	-

Source: EPA 2017a

Notes:

(a) 1-hr CO, 8-hr CO, 1-hr NO<sub>2</sub>, and 1-hr ozone reported as maximum concentrations. 8-hr ozone reported as fourth-highest concentration.

(b) 24-hr PM<sub>10</sub> reported as maximum concentration. 24-hour PM<sub>2.5</sub> reported as 98<sup>th</sup> percentile concentration.

(c) 24-hr SO<sub>2</sub> reported as maximum concentration. 1-hour SO<sub>2</sub> reported as 99<sup>th</sup> percentile concentration.

(d) Reported concentrations are presented for each year individually and do not include three year averages as required by the National Ambient Air Quality Standards.

(e) EPA reports data do not meet minimum data completeness criteria. Shown for informational purpose only.

Key:

- = Indicates the pollutant is either not measured at the Air Quality Station or that a closer Air Quality Station site was used

µg/m<sup>3</sup> = micrograms per cubic meter

Ann = annual

CO = carbon monoxide

EPA = U.S. Environmental Protection Agency

hr = hour

NO<sub>2</sub> = nitrogen dioxide

PM<sub>10</sub> = particulate matter less than or equal to 10 microns in diameter

PM<sub>2.5</sub> = particulate matter less than or equal to 2.5 microns in diameter

ppm = parts per million

SO<sub>2</sub> = sulfur dioxide

The EPA compares ambient air criteria pollutant measurements to NAAQS to assess the status of the air quality of regions within the United States. Similarly, CARB compares air pollutant measurements in California to CAAQS. Based on these comparisons, regions are designated as one of the following categories for the criteria air pollutants:

- **Attainment.** A region is designated as in “attainment” if monitoring shows that ambient concentrations of a specific pollutant are less than or equal to NAAQS or California Ambient Air Quality Standards (CAAQS). An area is “unclassifiable/attainment” if monitoring data are not available but the designating agency has reason to believe the area is likely in attainment and has not been determined to be contributing to nearby violations. An attainment area for an NAAQS that has been redesignated from nonattainment is classified as a “maintenance area” for 10 years to ensure that the air quality improvements are sustained.

- **Nonattainment.** If the NAAQS or CAAQS are exceeded for a pollutant, then the region is designated as in “nonattainment” for that pollutant. Nonattainment areas can be further classified based on the severity of the exceedance of the relevant standard.
- **Unclassified.** An area is designated as “unclassified” if the ambient air monitoring data are incomplete, or monitoring is not performed for the pollutant, and do not support a designation of attainment or nonattainment.
- **Unclassifiable/Attainment.** An area is designated as “unclassifiable/attainment” if the ambient air monitoring data are incomplete or monitoring is not performed for the pollutant but the area is presumed attainment based on location, low population, and surrounding air quality.

The attainment status for EKAPCD under the NAAQS and CAAQS is summarized in Table 3. Due to the process involved with assigning designations, a county may be designated as in nonattainment even if there are no exceedances of ambient standards (ambient standards are discussed in Section 3.1 and are shown in Table 6).

**Table 3 Attainment Status in EKAPCD**

Pollutant	Attainment Status	
	NAAQS	CAAQS
CO	Unclassifiable/Attainment	Unclassified
Lead	Unclassifiable/Attainment	Attainment
NO <sub>2</sub>	Unclassified/Attainment	Attainment
Ozone 8-hour	Nonattainment/Marginal	Nonattainment
PM <sub>10</sub>	Unclassified	Nonattainment
PM <sub>2.5</sub>	Unclassifiable/Attainment	Unclassified
SO <sub>2</sub>	Unclassified	Attainment
Sulfates	Not applicable	Attainment
H <sub>2</sub> S	Not applicable	Unclassified
VRP	Not applicable	Unclassified

Source: CARB 2016a

Key:

CAAQS = California Ambient Air Quality Standards

CO = Carbon monoxide

H<sub>2</sub>S = Hydrogen sulfide

NAAQS = National Ambient Air Quality Standards

NO<sub>2</sub> = Nitrogen dioxide

PM<sub>10</sub> = Particulate matter less than or equal to 10 microns in diameter

PM<sub>2.5</sub> = Particulate matter less than or equal to 2.5 microns in diameter

SO<sub>2</sub> = Sulfur dioxide

VRP = Visibility-reducing particles

## Kern County Emissions

Estimated annual emission inventory projections for total organic gas, ROG, CO, NO<sub>x</sub>, sulfur oxides (SO<sub>x</sub>), total PM, PM<sub>10</sub>, and PM<sub>2.5</sub> are compiled by CARB. The inventories include estimated emissions from stationary sources, area sources, mobile sources, and natural sources. Estimated emissions for the Kern County portion of the MDAB (in tons per day) are presented in Table 4, and estimated emissions for the MDAB (in tons per day) are presented in Table 5.

**Table 4 Emissions in the Kern County portion of the Mojave Desert Air Basin – 2016**

Source Categories	TOG (tpd)	ROG (tpd)	CO (tpd)	NO <sub>x</sub> (tpd)	SO <sub>x</sub> (tpd)	PM (tpd)	PM <sub>10</sub> (tpd)	PM <sub>2.5</sub> (tpd)
Stationary Sources	8.9	1.2	9.3	17.8	7.0	3.5	2.8	1.8
Area Sources	4.9	2.5	10.9	0.5	0.0	18.3	9.5	2.6
Mobile Sources	8.3	7.8	42.7	16.7	0.3	3.6	3.5	3.3
<b>Total</b>	<b>22.1</b>	<b>11.5</b>	<b>62.9</b>	<b>35.0</b>	<b>7.4</b>	<b>25.4</b>	<b>15.8</b>	<b>7.6</b>

Source: CARB 2016b

Key:

CO = carbon monoxide

NO<sub>x</sub> = oxides of nitrogen

PM = total particulate matter

PM<sub>10</sub> = particulate matter less than or equal to 10 microns in diameterPM<sub>2.5</sub> = particulate matter less than or equal to 2.5 microns in diameter

ROG = reactive organic gas

SO<sub>x</sub> = sulfur oxides

TOG = total organic gas

tpd = tons per day

**Table 5 Emissions in the Mojave Desert Air Basin in 2016**

Source Categories	TOG (tpd)	ROG (tpd)	CO (tpd)	NO <sub>x</sub> (tpd)	SO <sub>x</sub> (tpd)	PM (tpd)	PM <sub>10</sub> (tpd)	PM <sub>2.5</sub> (tpd)
Stationary Sources	69.4	16.1	23.5	60.3	10.1	146.7	58.2	17.1
Area Sources	49.2	15.0	24.5	2.1	0.1	121.4	65.7	12.9
Mobile Sources	39.3	35.5	230.3	113.6	0.8	9.0	8.8	7.1
<b>Total</b>	<b>158.0</b>	<b>66.6</b>	<b>278.4</b>	<b>176.1</b>	<b>10.9</b>	<b>277.1</b>	<b>132.7</b>	<b>37.1</b>

Source: CARB 2016b

Key:

CO = carbon monoxide

NO<sub>x</sub> = oxides of nitrogen

PM = total particulate matter

PM<sub>10</sub> = particulate matter less than or equal to 10 microns in diameterPM<sub>2.5</sub> = particulate matter less than or equal to 2.5 microns in diameter

ROG = reactive organic gas

SO<sub>x</sub> = sulfur oxides

TOG = total organic gas

tpd = tons per day

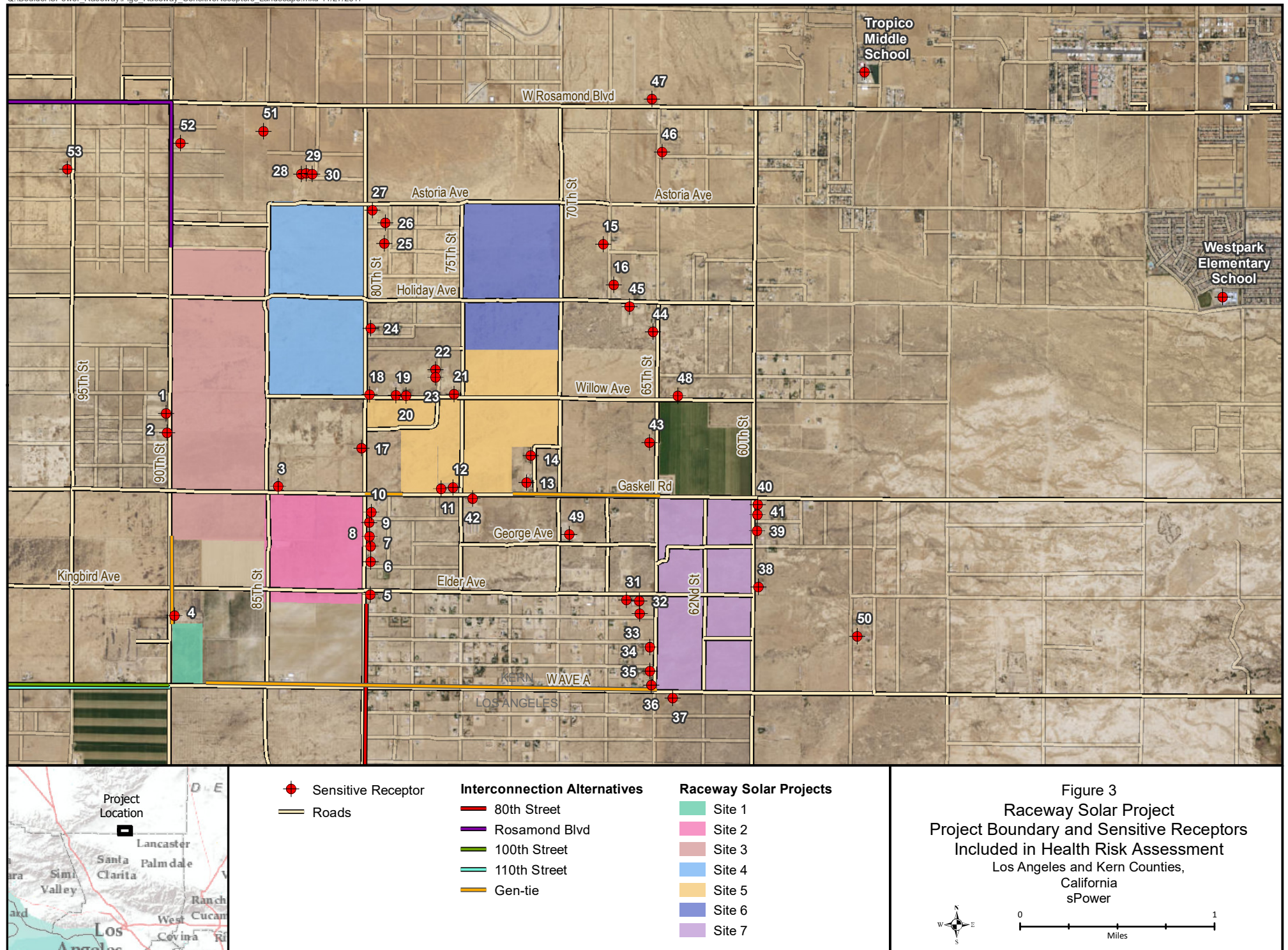
## 2.3 Sensitive Receptors

The South Coast Air Quality Management District defines a sensitive receptor as “a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant.”

Sensitive receptors include schools, hospitals, residences, and other sensitive land uses. Land use conflicts can arise when sensitive receptors are located next to major sources of air pollutant emissions.

Although the Project would not be a major source of air pollutant emissions, there are a number of sensitive receptors located around the perimeter of the seven Project sites. Fifty-three of these, located along all sides of the Project areas, are residences. In addition to the residential receptor locations, two schools located in the general vicinity of the Project area were identified. These are Tropico Middle School, located 1.7 miles northeast of the northeastern corner of Site 6, and Westpark Elementary School, located 2.64 miles northeast of the northeastern corner of Site 7. Sensitive receptor locations are shown in Figure 3.





Ambient air quality and air pollutant emissions from stationary and mobile sources are managed under a framework of federal, state, and local rules and regulations.

### **3.1 Federal**

#### **Clean Air Act**

The CAA (U.S. Code Title 42, Chapter 85) is the law that defines the EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer. The last major change in the law, the CAA Amendments of 1990, was enacted by Congress in 1990. Legislation passed since then has resulted in several minor changes. Under the CAA, the EPA oversees implementation of federal programs for permitting new and modified stationary sources, controlling TACs, and reducing emissions from motor vehicles and other mobile sources. The sections of the CAA that are most applicable to the proposed project include Title I (Air Pollution Prevention and Control), Title II (Emission Standards for Mobile Sources), and Title V (Permits).

Title I of the CAA requires establishment of NAAQS, air quality designations, and attainment plan requirements for nonattainment areas. Each state is required to submit a state implementation plan to the EPA for areas in nonattainment for NAAQS. The state implementation plan, which is reviewed and approved by the EPA, must demonstrate how state and local regulatory agencies will institute rules, regulations, and/or other programs to achieve attainment of NAAQS.

Title II of the CAA contains a number of provisions regarding mobile sources, including requirements for reformulated gasoline, new tailpipe emission standards for cars and trucks, standards for heavy-duty vehicles, and a program for cleaner fleet vehicles.

Title V of the CAA requires an operating permit program for larger industrial and commercial sources that release pollutants into the air. Operating permits include information on which pollutants are being released, how much may be released, and what steps the source's owner or operator is required to take to reduce the pollutants. Permits must include plans to measure and report the air pollutants emitted.

#### **Criteria Air Pollutants**

The CAA requires the EPA to set NAAQS for pollutants that come from numerous and diverse sources and are considered harmful to public health and the environment. The CAA established primary and secondary NAAQS. Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against visual impairment and damage to animals, crops, vegetation, and buildings. The CAA requires periodic review of the science upon which the standards are based, as well as the standards themselves.

California has established CAAQS for the federal criteria pollutants as well as for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. NAAQS and CAAQS, as well as the associated health and welfare effects, are summarized in Table 6.

**Table 6 Primary Federal and State Ambient Air Quality Standards and Associated Health Effects**

Air Pollutant	Federal Standard (NAAQS) <sup>(a,b)</sup>	State Standard (CAAQS) <sup>(c)</sup>	Relevant Health and Welfare Effects
	Concentration, Averaging Time	Concentration, Averaging Time	
Ozone (O <sub>3</sub> )	0.070 ppm, 8-hour	0.09 ppm, 1-hour 0.070 ppm, 8-hour	<ul style="list-style-type: none"> <li>• Pulmonary function decrements and localized lung edema in humans and animals</li> <li>• Risk to public health implied by alterations in pulmonary morphology and host defense in animals</li> <li>• Increased mortality risk</li> <li>• Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans</li> <li>• Vegetation damage</li> <li>• Property damage</li> </ul>
Carbon Monoxide (CO)	35 ppm, 1-hour 9 ppm, 8-hour	20 ppm, 1-hour 9.0 ppm, 8-hour	<ul style="list-style-type: none"> <li>• Aggravation of angina pectoris and other aspects of coronary heart disease</li> <li>• Decreased exercise tolerance in persons with peripheral vascular disease and lung disease</li> <li>• Impairment of central nervous system functions</li> <li>• Possible increased risk to fetuses</li> </ul>
Nitrogen Dioxide (NO <sub>2</sub> ) <sup>(d)</sup>	100 ppb, 1-hour 0.053 ppm, Annual	0.18 ppm, 1-hour 0.030 ppm, Annual	<ul style="list-style-type: none"> <li>• Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups</li> <li>• Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes</li> <li>• Contribution to atmospheric discoloration</li> </ul>
Sulfur Dioxide (SO <sub>2</sub> ) <sup>(e)</sup>	75 ppb, 1-hour	0.25 ppm, 1-hour 0.04 ppm, 24-hour	<ul style="list-style-type: none"> <li>• Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath, and chest tightness during exercise or physical activity in persons with asthma.</li> </ul>
Particulate matter less than or equal to 10 microns in diameter (PM <sub>10</sub> )	150 µg/m <sup>3</sup> , 24-hour	50 µg/m <sup>3</sup> , 24-hour 20 µg/m <sup>3</sup> , Annual	<ul style="list-style-type: none"> <li>• Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease</li> <li>• Declines in pulmonary function growth in children</li> <li>• Increased risk of premature death</li> </ul>
Particulate matter less than or equal to 2.5 microns in diameter (PM <sub>2.5</sub> ) <sup>(f)</sup>	35 µg/m <sup>3</sup> , 24-hour 12 µg/m <sup>3</sup> , Annual	12 µg/m <sup>3</sup> , Annual	
Lead (Pb) <sup>(g)</sup>	0.15 µg/m <sup>3</sup> , 3-month rolling	1.5 µg/m <sup>3</sup> , 30-day	<ul style="list-style-type: none"> <li>• Learning disabilities</li> <li>• Impairment of blood formation and nerve conduction</li> </ul>



**Table 6 Primary Federal and State Ambient Air Quality Standards and Associated Health Effects**

Air Pollutant	Federal Standard (NAAQS) <sup>(a,b)</sup>	State Standard (CAAQS) <sup>(c)</sup>	Relevant Health and Welfare Effects
	Concentration, Averaging Time	Concentration, Averaging Time	
Sulfates (SO <sub>4</sub> <sup>2-</sup> ) - PM <sub>10</sub>	N/A	25 µg/m <sup>3</sup> , 24-hour	<ul style="list-style-type: none"> <li>• Decrease in lung function</li> <li>• Aggravation of asthmatic symptoms</li> <li>• Aggravation of cardio-pulmonary disease</li> <li>• Vegetation damage</li> <li>• Degradation of visibility</li> <li>• Property damage</li> </ul>
Visibility-Reducing Particles <sup>(h)</sup>	N/A	0.23 inverse kilometers at less than 70 percent relative humidity, 8-hour average (10 am–6 pm).	<ul style="list-style-type: none"> <li>• Visibility impairment on days when relative humidity is less than 70 percent</li> </ul>
Hydrogen Sulfide	N/A	0.03 ppm, 1-hour	<ul style="list-style-type: none"> <li>• Respiratory, ocular, neurological, cardiovascular, metabolic, and reproductive effects.</li> </ul>
Vinyl Chloride <sup>(i)</sup>	N/A	0.01 ppm, 24-hour	<ul style="list-style-type: none"> <li>• Potent carcinogen</li> </ul>

Sources: SCAQMD 2013; CARB 2018; World Health Organization 2003; EPA 2017c; EPA 2015

Notes:

- (a) Primary National Standards: the levels of air quality necessary, with an adequate margin of safety to protect the public health.
- (b) National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year.
- The ozone NAAQS is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal or less than the standard.
  - For PM<sub>10</sub>, the 24-hour NAAQS is attained when the expected number of days per calendar year with a 24-hour average concentration exceeding 150 µg/m<sup>3</sup> is equal or less than one.
  - For PM<sub>2.5</sub>, the 24-hour NAAQS is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.
- (c) California standards for ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, and particulate matter (PM<sub>10</sub>, PM<sub>2.5</sub>, and visibility reducing particles) are values not to be exceeded. All others are not to be equaled or exceeded. CAAQS are listed on Title 17 of the California Code of Regulations, Section 70200.
- (d) To attain the 1-hour NO<sub>2</sub> primary standard, the 3-year average of the annual 98<sup>th</sup> percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour NAAQS is in parts per billion (ppb), while the CAAQS are in parts per million (ppm). To directly compare the NO<sub>2</sub> 1-hour NAAQS to the CAAQS, the units can be converted from ppb to ppm. In this case, the NAAQS of 100 ppb is identical to 0.100 ppm.
- (e) On June 2, 2010, a new 1-hour SO<sub>2</sub> standard was established and the existing 24-hour and annual primary standards for SO<sub>2</sub> were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99<sup>th</sup> percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. Note that the SO<sub>2</sub> 1-hour NAAQS is in parts per billion (ppb) while the CAAQS are in ppm. To directly compare the SO<sub>2</sub> 1-hour NAAQS to the CAAQS, the units can be converted from ppb to ppm. In this case, the NAAQS of 75 ppb is identical to 0.075 ppm.
- (f) On December 14, 2012, the national annual PM<sub>2.5</sub> primary standard was lowered from 15 µg/m<sup>3</sup> to 12 µg/m<sup>3</sup>. The form of the annual standards is the annual mean, averaged over 3 years.
- (g) The NAAQS for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m<sup>3</sup> as a quarterly average) remains in effect until one year after an area is designated nonattainment for the 1978 standard. The 1978 standard for lead remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
- (h) In 1989, CARB converted the general statewide 10-mile visibility standard to instrumental equivalent, which is "extinction of 0.23 per kilometer."
- (i) CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold of exposure for adverse health effects determines. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for this pollutant.

**Table 6 Primary Federal and State Ambient Air Quality Standards and Associated Health Effects**

Air Pollutant	Federal Standard (NAAQS) <sup>(a,b)</sup>	State Standard (CAAQS) <sup>(c)</sup>	Relevant Health and Welfare Effects
	Concentration, Averaging Time	Concentration, Averaging Time	

Key:

CAAQS = California Ambient Air Quality Standard

CARB = California Air Resources Board

N/A = not applicable

NAAQS = National Ambient Air Quality Standard

ppb = parts per billion (by volume)

ppm = parts per million (by volume)

µg/m<sup>3</sup> = micrograms per cubic meter

## 3.2 State

### California Clean Air Act

The California Clean Air Act (CCAA) outlines a statewide air pollution control program in California. CARB is the primary administrator of the CCAA, while local air quality districts administer air rules and regulations at the regional level. CARB is responsible for establishing CAAQS, maintaining oversight authority in air quality planning, developing programs for reducing emissions from motor vehicles, regulating emissions from consumer products, developing air emission inventories, collecting air quality and meteorological data, and preparing the state implementation plan. CARB uses air quality management plans prepared by local air quality districts as the basis of state implementation plan development. CARB has adopted regulations to reduce the emissions from diesel exhaust for on-road vehicles and off-road equipment.

Through the CCAA, CARB administers the Off-Road Mobile Sources Emission Reduction Program to reduce emissions from off-road equipment. This program establishes tiered standards for compression-ignition engines used in off-road diesel equipment throughout California. CARB also implements control measures to reduce diesel PM emissions as well as NO<sub>x</sub> from in-use (existing) off-road sources. Tier 1 standards went into effect in California in 1996, and they required unregulated construction equipment of model year 2000 and later to achieve NO<sub>x</sub>, VOC, CO, and PM<sub>10</sub> exhaust standards. For later model years subject to Tier 2 (2003 and later) and Tier 3 (2007 and later), the standards are increasingly stringent. Owners and operators of in-use (existing) off-road diesel equipment and vehicles were required to report and meet fleet emissions targets in 2010. CARB also administers the Portable Equipment Registration Program, which evaluates portable equipment and provides a registry for qualifying equipment to be exempt from obtaining separate air quality permits to operate within each individual air basin.

### Sulfur Content in Fuel

Pursuant to Title 13, Section 2281 of the California Code of California Regulations (CCR), the sulfur content of vehicular diesel fuel sold or supplied in California must not exceed 15 ppm by weight. As stipulated in 17 CCR 93114, non-vehicular diesel fuel is subject to the sulfur limits specified in Title 13, Section 2281 of the CCR.

## Greenhouse Gases

**Executive Order S-3-05.** Issued in 2005, this Executive Order established statewide GHG emission reduction targets of 2000 levels by 2010, 1990 levels by 2020, and 80 percent below 1990 levels by 2050. This Executive Order recognized the state’s susceptibility to climate change impacts.

**Assembly Bill 32 and Assembly Bill 32 Scoping Plan.** In 2006, the Global Warming Solutions Act, Assembly Bill (AB) 32, was enacted, requiring a reduction of the state’s GHG emissions to 1990 levels by 2020, consistent with Executive Order S-3-05. AB 32 requires that CARB prepare and approve a scoping plan for achieving the maximum technologically feasible and cost-effective reductions in GHG emissions from sources or categories of sources of GHGs by 2020. The scoping plan includes a range of GHG emission reduction actions, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program. The initial scoping plan was approved at the CARB hearing on December 12, 2008. CARB approved the First Update to the Scoping Plan in May 2014. Measures in the Scoping Plan are being adopted over time as regulations (CARB 2014, 2016c).

**Executive Order B-30-15.** Executive Order B-30-15 was signed by Governor Jerry Brown Jr. on April 29, 2015. This Executive Order established an interim statewide GHG reduction target of 40 percent below 1990 levels by 2030, which is necessary to guide regulatory policy and investments in California in the mid-term and put California on the most cost-effective path for long-term emission reductions. Under this Executive Order, all state agencies with jurisdiction over sources of GHG emissions will need to continue to develop and implement emissions reduction programs to reach the state’s 2050 target and attain a level of emissions necessary to avoid dangerous climate change. According to the Governor’s Office, this Executive Order is in line with the scientifically established levels needed in the United States to limit global warming to below 2 degrees Celsius—the warming threshold at which scientists say there will likely be major climate disruptions such as super droughts and rising sea levels (Office of the Governor 2015).

**Assembly Bill 1493 – Pavley.** In 2002, the California legislature adopted regulations to reduce GHG emissions in the transportation sector, the state’s largest source of GHG emissions. In September 2004, pursuant to AB 1493, CARB approved regulations to reduce GHG emissions from new motor vehicles beginning with the 2009 model year. In September 2009, CARB adopted amendments to the Pavley regulations to reduce GHGs from 2009 to 2016. CARB, the EPA, and the National Highway Traffic and Safety Administration have coordinated efforts to develop fuel economy and GHG standards for model 2017–2025 vehicles. The GHG standards are incorporated into the “Low Emission Vehicle” Regulations.

**Executive Order S-01-07 – Low Carbon Fuel Standard.** In January 2007, the governor set a new standard for transportation fuels sold in California, which sets a reduction of 2.5 percent in the carbon intensity of transportation fuels by 2015 and a reduction of at least 10 percent by 2020.

## 3.3 Regional and Local

### Eastern Kern Air Pollution Control District

The EKAPCD is the agency primarily responsible for ensuring compliance with the NAAQS and CAAQS in the Project area. The goals, policies, and implementation measures from the EKAPCD

applicable to air quality as related to the Project are provided below. The district rules and regulations contain additional policies, goals, and implementation measures that are not applicable to the Project or are more general in nature and not specific to development such as the Project. Therefore, they are not listed below.

**Rule 402, Fugitive Dust.** Rule 402 of the EKAPCD's rules and regulations addresses significant man-made dust sources from large operations. A large operation is defined as "any active operation, including vehicle movement on unpaved roadways, on property involving in excess of 100 contiguous acres of disturbed surface area, or any earth-moving activity exceeding a daily volume of 7,700 cubic meters (10,000 cubic yards) three times during the most recent 365-day period." Rule 402 applies to specified bulk storage, earthmoving, construction and demolition, and man-made conditions resulting in wind erosion, and includes the following requirements:

- A person shall not cause or allow emissions of fugitive dust from any active operation to remain visible in the atmosphere beyond the property line of the emission source, excluding unpaved roadways.
- A person shall utilize one or more Reasonably Available Control Measures to minimize fugitive dust emissions from each source type that is part of any active operation, including unpaved roadways.
- A person shall not cause or allow downwind PM<sub>10</sub> ambient concentrations to increase more than 50 micrograms per cubic meter above downwind concentrations as determined by simultaneous upwind and downwind sampling utilizing high-volume particulate matter samplers, or other EPA-approved equivalent method(s).
- No person shall conduct a large operation without either: (1) conducting on-site PM<sub>10</sub> air quality monitoring and associated recordkeeping; or (2) filing for and obtaining an approved fugitive dust emission control plan.

Revisions to EKAPCD Rule 402 were adopted on March 12, 2015. In accordance with these adopted amendments to Rule 402, solar projects would be required to obtain an Authority to Construct Permit and would be required to prepare a Fugitive Dust Air Monitoring Plan, as well as a Fugitive Dust Control Plan.

**Rule 419, Nuisance.** Rule 419 states that a person shall not discharge, from any source, quantities of contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public or that endanger the comfort, repose, health, or safety of such persons or the public or that cause or have a natural tendency to cause injury or damage to business or property.

### **Kern County Air Pollution Control District California Clean Air Act Ozone Air Quality Attainment Plan**

This plan was approved by CARB on February 18, 1993. It identifies measures to reduce emissions from stationary sources located within the EKAPCD. The Project would not have stationary sources of emissions, so stationary source requirements in this plan are not applicable. Transportation control measures are no longer included in the plan.

## Willow Springs Specific Plan

The Project would be located within the boundaries of the Willow Springs Specific Plan. This plan has been revised over the years, with the most recent version adopted by the Kern County Department of Planning on April 1, 2008. The Willow Springs Specific Plan includes various policies and implementation measures to minimize air quality impacts and to ensure the compatibility of land uses. Applicable policies and implementation measures addressing air quality issues contained in the Willow Springs Specific Plan are summarized below:

### Land Use Element Policies:

- *Encourage only those industries that do not significantly increase air pollution levels.*
- *Require that construction sites be provided with a soil retardant measure approved by the County of Kern (Department of Planning and Development Services and the Environmental Health Services Department) to reduce fugitive dust or blowing sand.*
- *Retain vegetation until actual construction begins.*

### Land Use Element Implementation Measures:

- *Every effort shall be made by the developer to control dust during construction activities by sprinkling the site with water or other soil retardants. Additionally, vegetative cover on the site shall be retained until actual construction begins.*

### Air Quality Element

- *Goal – Imposition of appropriate mitigation measures to reduce where practical to do so, the effect short-term and long term projects have on the areas which involve grading activities, erosion controls, revegetation of disturbed sites, and provisions to introduce into the plan area competitive job market to reduce travel times.*
- *Policy – Compliance with the Mitigation/Implementation Measures and enactment of an approved Air Quality Attainment Plan.*
- *Air Quality Element Implementation Measures (only applicable measures are shown below) –*
  - (1) To mitigate potential dust generation impacts, the Willow Springs Specific Plan Update project shall comply with applicable County regulations (to the satisfaction of the Kern County Air Pollution Control District), which require specific dust control measures.*
  - (2) During construction, all grading activities shall be ceased during periods of high winds (i.e., greater than 30 miles per hour). To assure compliance with this measure, grading activities are subject to periodic inspections by County staff.*
  - (3) Construction equipment shall be fitted with the most modern emission control devices and be kept in proper tune. Motors out of proper tune can result in emissions that vastly exceed recommended standards.*
  - (4) The project applicants shall, to the extent feasible, implement applicable control measures contained in the Attainment Plan in effect at the time of adoption of this Specific Plan, by the Air Pollution Control District in 1991.*

(5) and (6) Not applicable to the Project.

*(7) All phases of the Willow Springs Specific Plan Update project shall comply with applicable rules and regulations of the Kern County Air Pollution Control District.*

(8) through (10) Not applicable to the Project.

## **4.1 Methodology and Significance Criteria**

### **Methodology**

The existing air quality in the Project area was researched using data obtained from the network of air quality monitoring stations in the vicinity of the Project. Relevant monitoring data are presented in Table 2, and air quality designations are presented in Table 3. Recent regulations and guidance from the EPA, CARB, and EKAPCD were also reviewed.

The air pollutant emissions generated by construction of the Project were calculated using standard methodologies and based on estimates of equipment and vehicle use both on-road and off-road. Construction emissions were calculated using the California Emissions Estimator Model (CalEEMod), version 2016.3.2 for the following phases of construction:

- Site preparation
- Grading
- Solar Array Installation

The calculations include emissions associated with the operation of off-road equipment, haul-truck trips, on-road worker vehicle trips, vehicle travel on paved and unpaved surfaces, and fugitive dust. Emissions estimated include total organic gas, ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, PM<sub>10</sub> exhaust, PM<sub>2.5</sub>, PM<sub>2.5</sub> exhaust, CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, and CO<sub>2</sub>e. Emissions were estimated based on the land area of the Project (1,854 acres), an anticipated construction schedule beginning in June 2019 and ending June 2020 (10 to 12 months to construct), and equipment inventory required to build the Project. Project-specific information (other than construction schedule) was not generally available; therefore, information was derived from similar projects and default parameters contained in the CalEEMod model. No demolition, paving or architectural coating activities are anticipated during construction. The input data and output from CalEEMod are shown in Appendix A.

Emissions from installation of gen-tie lines to local substations are anticipated to be minimal. The Project would utilize existing electric infrastructure (poles) to the extent possible to install additional electric cable. The project would tie into a previously approved substation.

Long-term operational emissions associated with the Project were also calculated using CalEEMod version 2016.3.2. The first full operational year would be 2021. The Project would operate unattended, and no emergency use diesel electric generator is planned. The largest operational emissions are anticipated to occur during panel washing, with emissions from water truck engines and engines powering the panel washing equipment. Emission estimates included vehicle/equipment operations associated with the washing of solar panels. Other categories of operation emissions in CalEEMod such as painting, use of consumer products, indoor water use rate, and solid waste generation were assumed to be zero.

### **Significance Criteria**

The significance criteria were defined based on the checklist items presented in Appendix G of the CEQA Guidelines. The proposed project would cause a significant impact on air quality if it would:

- a) *Conflict with or obstruct implementation of the applicable air quality plan;*
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation;*
- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).*
- d) *Expose sensitive receptors to substantial pollutant concentrations; or*
- e) *Create objectionable odors affecting a substantial number of people.*

The EKAPCD developed the Guidelines for Implementation of the California Environmental Quality Act of 1970 (amended in 1999) and Kern County's Guidelines for Preparing an Air Quality Assessment for Use in Environmental Impact Reports (2006).

Quantitative significance thresholds applicable for construction and operations-related air emissions are presented in Table 7.

**Table 7 Air Quality Significance Thresholds EKAPCD**

Threshold Category	Pollutant	Construction/Operation
Annual Thresholds	ROG	25 tpy
	NO <sub>x</sub>	25 tpy
	PM <sub>10</sub>	15 tpy
	SO <sub>x</sub>	27tpy
Daily Threshold (see note 1)	NO <sub>x</sub>	137 lb/day
	ROG	137 lb/day

Source: Kern 2006.

Note 1: applies to motor vehicle trips (indirect sources), project operations only.

Key:

lb = pounds

NO<sub>x</sub> = oxides of nitrogen

PM<sub>10</sub> = particulate matter less than or equal to 10 microns in diameter

ROG = reactive organic gases

SO<sub>x</sub> = oxides of sulfur

tpy = tons per year

## 4.2 Environmental Impacts

Construction of the Project is anticipated to take approximately 10 to 12 months to complete. The different construction phases may be completed concurrently (i.e., construction schedules would potentially overlap). During project construction, air pollutants would be emitted from the combustion of gasoline and diesel fuel in on-road vehicles (i.e., worker vehicles, crew work trucks, and delivery trucks) and off-road equipment (i.e., bulldozers, graders, and backhoes). On-site earth work activities (trenching and grading) and vehicle travel on local roads and access driveways would also generate fugitive dust emissions. A summary of the unmitigated construction emissions estimated by CalEEMod is shown in Table 8 for criteria pollutants and Table 9 for GHGs.



**Table 8 Maximum Annual and Daily Unmitigated and Mitigated Construction and Operation Emissions Compared to Significance Thresholds – Criteria Pollutants**

	ROG tons (tpy)	NO <sub>x</sub> tons (tpy)	CO tons (tpy)	SO <sub>x</sub> tons (tpy)	PM <sub>10</sub> tons (tpy)	PM <sub>10</sub> Exhaust tons (tpy)	PM <sub>2.5</sub> tons (tpy)	PM <sub>2.5</sub> Exhaust tons (tpy)
Annual - 2019								
Construction	1.8	15.7	11.9	0.03	62.8	0.8	7.4	0.7
Construction, Mitigated <sup>(a)</sup>	1.8	15.7	11.9	0.03	13.4	0.8	2.3	0.7
<b>Significance Threshold</b>	25	25	-	27	15	-	-	-
<b>Exceed Annual Significance Thresholds?</b>	No	No	-	No	No	-	-	-
Annual - 2020								
Construction	1.0	7.5	7.3	0.02	48.2	0.4	5.2	0.4
Construction, Mitigated <sup>(a)</sup>	1.0	7.5	7.3	0.02	9.6	0.4	1.4	0.4
<b>Significance Threshold</b>	25	25	-	27	15	-	-	-
<b>Exceed Annual Significance Thresholds?</b>	No	No	-	No	No	-	-	-
Annual Operation – 2021 and Future Years								
Operational Unmitigated	0.05	0.45	0.3	0.001	0.02	0.02	0.02	0.02
<b>Significance Threshold</b>	25	25	-	27	15	-	-	-
<b>Exceed Annual Significance Thresholds?</b>	No	No	-	No	No	-	-	-
Daily – 2021 and Future Years								
Operational Unmitigated (indirect – motor vehicles)	3.4	23	24	0.06	0.87	0.87	0.81	0.81
<b>Significance Threshold</b>	137	137	-	-	-	-	-	-
<b>Exceed daily significance threshold?</b>	No	No	-	-	-	-	-	-

Note:

<sup>(a)</sup> Mitigation applied for fugitive dust PM<sub>10</sub> includes watering three times daily, application of dust stabilizer to unpaved roads with reduction efficiency of 70%, and limiting off-road vehicle speed to 15 miles per hour.

Key:

- = no emission or no applicable significance threshold

CO = carbon monoxide

NO<sub>x</sub> = oxides of nitrogen

PM<sub>10</sub> = particulate matter less than or equal to 10 microns in diameter

PM<sub>2.5</sub> = particulate matter less than or equal to 2.5 microns in diameter

ROG = reactive organic gases

SO<sub>x</sub> = oxides of sulfur

tpy = tons per year

In Table 8 and as shown in the CalEEMod output in Appendix A, the majority of the PM<sub>10</sub> emissions in each construction year are fugitive dust produced by worker commuting, vendor deliveries, and trucks hauling project components to the site. The majority of miles traveled for these vehicles will be outside the project boundary on public, paved roads. For modeling purposes, it was assumed that the percentage of construction and commuter travel on paved roads will be 75%, and 25% on unpaved roads to account

for use of some unpaved roads in the project area. For worker commute trips during the solar array installation phase, the percentage travel on paved roads used was 95% to reflect that the majority of travel for these workers to the site will be on paved roads with minimal travel on-site. As noted in the footnote to Table 8, fugitive dust mitigation measures available in CalEEMod were implemented to mitigate fugitive dust PM<sub>10</sub> emissions. These mitigation measures consist of watering three times daily (control efficiency of 61%), applying a soil stabilizer material or soil weighting agent to unpaved main access roads for delivery in the project area (control efficiency of 70% assumed), and implementing a 15-mph speed limit for off-road vehicles. As a result of these measures, mitigated PM<sub>10</sub> emissions are projected to be less than the 15 tpy PM<sub>10</sub> threshold in both years of construction. No additional mitigation measures are needed.

**Table 9 Maximum Annual Unmitigated Emissions – Greenhouse Gases**

	CO <sub>2</sub> (MT/yr)	CH <sub>4</sub> (MT/yr)	N <sub>2</sub> O (MT/yr)	CO <sub>2</sub> e (MT/yr)
Construction 2019	2,272	0.5	0.0	2,284
Construction 2020	1,464	0.3	0.0	1,472
Operational 2021 and beyond	96	0.03	0.00	97
<b>Significance Threshold</b>	–	–	–	25,000
<b>Exceed Significance Thresholds?</b>	–	–	–	No

Source: EKAPCD 2012 (significance threshold)

Key:

– = no applicable significance threshold

CH<sub>4</sub> = methane

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

MT/yr = metric tons per year

N<sub>2</sub>O = nitrous oxide

Table 10 includes the questions from Appendix G of the CEQA Guidelines for air quality to evaluate the environmental impacts of the Project.

**Table 10 Air Quality Checklist for the Project**

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Table 10 Air Quality Checklist for the Project**

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
emissions which exceed quantitative thresholds for ozone precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

### **Construction, Operation, Maintenance, and Decommissioning**

*LESS THAN SIGNIFICANT WITH IMPLEMENTATION OF MITIGATION FOR FUGITIVE DUST PM<sub>10</sub>, LESS THAN SIGNIFICANT FOR OTHER CRITERIA AIR POLLUTANTS.*

*Construction:* The EKAPCD has adopted attainment plans that outline the long-term strategies designed to achieve compliance with NAAQS and CAAQS. The regional emission inventory includes emissions from a variety of sources, such as stationary point sources, area sources, on-road vehicles, and off-road equipment. Construction emissions from the Project would be temporary, would represent a small fraction of the regional emission inventory, and unmitigated emissions would be less than the significance thresholds except for fugitive dust PM<sub>10</sub>. For pollutants emitted below significance thresholds, construction emissions would not conflict with or obstruct applicable air quality plans.

Emissions of fugitive dust PM<sub>10</sub>, with mitigation measures implemented, would be less than significance thresholds and would not conflict with or obstruct applicable air quality plans in the EKAPCD or conflict with the Willow Springs Specific Plan. All construction emissions would be temporary and would cease after completion of construction. As noted in the cumulative impact discussion, no concurrent construction projects were found within a 1-mile or 6-mile radius of the Project site.

*Mitigation of Construction Emissions:* Construction equipment for the Project would be operated in compliance with applicable local, state, and federal regulations mandating reductions in emissions as outlined in the attainment plan and related state implementation plan. Mitigation measures applied in the CalEEMod analysis included, 1) watering the construction site at least three times daily resulting in a dust control efficiency of 61% in CalEEMod, 2) assuming offroad travel would operate with a speed limit of 15 miles per hour to limit resuspension of dust into the air, and, 3) a dust suppressant/stabilizer would be used on unpaved roads to reduce emissions of fugitive dust PM<sub>10</sub> by 70%, as assumed in CalEEMod and consistent with control efficiency values used on previous solar project construction in Kern County and Los Angeles County. Emissions from construction of the Project would not conflict with or obstruct implementation of the applicable air quality plans due to the remote location of the project, the temporary nature of the fugitive dust emissions, implementation of mitigation measures to reduce fugitive dust emissions and the large area over which the emissions would be distributed.

*Operation/Maintenance:* Operation and maintenance-related emissions from the Project would be less than the significance thresholds. There will be no stationary emission sources on-site; there would be no

O&M building onsite and minimal operational emissions would be produced by trucks and equipment associated with periodic washing of the solar panels. Impacts under this criterion associated with the Project components operated in the EKAPCD would be less than significant.

*Decommissioning:* Unmitigated construction emissions in 2019 and 2020 are calculated well below the EKAPCD thresholds for each pollutant except for fugitive dust PM<sub>10</sub>. Emissions of fugitive dust PM<sub>10</sub> would be below significance thresholds with implementation of mitigation measures as described for the construction phase. These conclusions are also applicable for decommissioning emissions. Decommissioning activities are generally similar to, and often smaller in scope than, construction. Therefore, assuming that decommissioning emissions would be similar to construction emissions represents a conservative assumption. With decommissioning emissions projected to be below EKAPCD significance thresholds, decommissioning of the Project would not conflict with or obstruct implementation of an applicable air quality plan, and the Project's decommissioning impact would also be less than significant.

- b. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

### **Construction, Operation, and Maintenance**

#### **LESS THAN SIGNIFICANT.**

To identify the maximum annual emissions that would result from construction and operation of the Project, emissions were estimated using the methodology described in Section 4.1, "Methodology." Detailed emissions estimates from CalEEMod for annual, winter and summer are provided in Attachment A. As shown in Table 8, except for fugitive dust PM<sub>10</sub> during construction, unmitigated annual construction and operation emissions would not exceed the significance thresholds for all other criteria pollutants. With implementation of mitigation measures, fugitive dust PM<sub>10</sub> generated during construction would be below the significance threshold.

To create a potential violation of an air quality standard, project emissions would need to be emitted from a concentrated source such as a stack or small area and in such a manner to increase ambient concentration of pollutants to levels above a standard. The fugitive PM<sub>10</sub> dust emissions and other pollutants emitted during construction of the Project will be distributed uniformly over the 1,854 acres of the project area. Therefore, the dispersed character of the emission source would not result in a concentration of emissions in any specific area for a lengthy period of time. Therefore, for this potential impact, the project's impact is determined to be less than significant.

- c. Would the Project result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including release emissions which exceed quantitative thresholds for ozone precursors)?*

### **Construction, Operation, and Maintenance**

*LESS THAN SIGNIFICANT WITH IMPLEMENTATION OF MITIGATION FOR FUGITIVE DUST PM<sub>10</sub>, LESS THAN SIGNIFICANT FOR OTHER CRITERIA AIR POLLUTANTS.*

As shown in Table 3, the EKAPCD is currently in nonattainment for ozone, and CAAQS nonattainment for PM<sub>10</sub>. As shown in Table 8, maximum annual operation emissions would not exceed the significance thresholds for ozone precursors (NO<sub>x</sub> and ROG), and other criteria pollutants (CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>). Maximum annual unmitigated construction emissions would not exceed the significance thresholds for ozone precursors (NO<sub>x</sub> and ROG), or SO<sub>x</sub>, but would potentially exceed the significance threshold for fugitive dust PM<sub>10</sub>.

With implementation of the mitigation measures discussed under checklist item *a*), fugitive dust PM<sub>10</sub> generated during construction would be below the significance threshold. Therefore, impacts under this criterion would be less than significant for NO<sub>x</sub>, ROG, and SO<sub>x</sub> and less than significant with implementation of mitigation for fugitive dust PM<sub>10</sub>. The construction-related fugitive dust PM<sub>10</sub> emissions would cease after the construction period, and in addition, no cumulative construction projects were identified to occur simultaneously with the project, thus minimizing potential cumulative effects.

*d. Would the Project expose sensitive receptors to substantial pollutant concentrations?*

**Construction, Operation, and Maintenance**

*LESS THAN SIGNIFICANT.*

Sensitive receptors include schools, hospitals, residences, and other sensitive land uses. Land use conflicts can arise when sensitive receptors are located next to major sources of air pollutant emissions. The Project would not be a major source of air pollutant emissions. Sensitive receptors (residences) surround the Project location and could be exposed to criteria air pollutants and TACs produced by diesel-fueled vehicles and equipment operated during construction. The main TAC that would be released during construction would be diesel PM from construction equipment and heavy-duty vehicles traveling to construction areas. Minor amounts of other TACs would be emitted from such sources as gasoline-powered worker vehicles and construction equipment.

CARB and the Office of Environmental Health Hazard Assessment have identified diesel PM as a carcinogenic substance. According to the Office of Environmental Health Hazard Assessment, human exposures greater than eight years are considered chronic exposures. Under the Office of Environmental Health Hazard Assessment guidelines for carcinogenic exposure, cancer risk should be evaluated over a 70-year lifetime (OEHHA 2015).

A health risk assessment was performed for diesel PM associated with the Project (Ecology & Environment, Inc. 2018). This analysis concluded that risk values from construction and operation of the project would be less than threshold values. Therefore, impacts would be less than significant under this criterion.

*e. Would the Project create objectionable odors affecting a substantial number of people?*

**Construction, Operation, and Maintenance**

*LESS THAN SIGNIFICANT.*

Exhaust from equipment and vehicles may temporarily create odors from the combustion of fuel during construction or operation. However, the Project would be located next to roads associated with the same

potential fuel combustion odor. In addition, equipment operation would be distributed throughout the total project area and not be concentrated in any specific area for a lengthy period of time. Therefore, the Project would not create an odor that would be distinguishable from existing odors. Construction and operation of the Project would have a less than significant impact under this criterion.

### **Greenhouse Gas Emissions**

Table 11 includes the questions from Appendix G of the CEQA Guidelines for GHG emissions to evaluate the environmental impacts of the Project.

**Table 11 Greenhouse Gas Checklist for the Project**

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

### **Construction, Operation, and Maintenance**

#### **LESS THAN SIGNIFICANT.**

Anticipated GHG emissions from the construction and operation of the Project are shown in Table 9. The Project would contribute to achieving GHG reduction goals adopted by the State of California through generation of electricity from a renewable non-fossil fuel source. In addition, construction and operation GHG emissions shown in Table 9 would be offset by the inherently clean power produced by the Project. The CalEEMod model estimates an annual operation unmitigated emission of 97 tons of CO<sub>2</sub>e. Operation of the facility would generate emission-free electricity during the highest electricity daily demand time periods. The Project would offset approximately 809,658 tons of CO<sub>2</sub>e annually that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels.

- b. Would the Project conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?*

### **Construction, Operation, and Maintenance**

#### **LESS THAN SIGNIFICANT.**

The Project is in accord with all plans to reduce GHG emissions as it would provide 400 megawatts of clean power that would otherwise be produced from fossil fuels.

### 4.3 Cumulative Assessment

Cumulative impacts from the project and surrounding projects within a 1-mile and 6-mile radius have been evaluated in accordance with the Kern County Guidelines for Preparing an Air Quality Assessment for use in Environmental Impact Reports (2006). The guidelines state that the cumulative impact assessment shall include:

- Localized Impacts
- Consistency with Existing Air Quality Plans
- CARB Air Basin Emissions

#### Localized Impacts

A search of the Kern County Planning and Natural Resources Department Renewable Energy Projects list of Notices of Preparation and Environmental Impact Reports did not indicate that there were any projects within a 6-mile radius of the Project area that would have concurrent construction in the year 2018. A total of 11 operational projects are located within a 6-mile radius of the Project area, with two projects within a 1-mile radius. Cumulative operational emissions are shown in Table 12 and do not exceed EKAPCD's significance thresholds. Therefore, cumulative emissions associated with long-term operations would not be considered significant.

**Table 12 Cumulative Operational Emissions**

Project	Emissions (tons per year)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Proposed Project	0.05	0.45	0.3	0.00	0.02	0.02
Projects Within a 1-Mile Radius						
SLP Solar 12 MW	Not available					
Gettysburg Solar 20 MW	Not available					
Within 6 miles						
Antelope Valley Solar Project (650 MW total)	0.97	0.01	0.08	0	0.01	0
Rosamond Solar Array 150MW	0.1	0.09	0.93	0	0.01	0.01
Rosamond Solar by SGS Antelope Valley 120 MW	1.2	0.1	0.2	0.1	0.1	0.1
RE Rosamond 1 20 MW	0.12	0.01	0.01	0	0	0
RE Rosamond 2 20 MW	0.12	0.01	0.01	0	0	0
Champagne Road 40 MW Solar PV	0.25	0.03	0.02	0	0	0
Willow Springs Solar Array 150 MW	0.08	0.35	0.65	0	0.02	0.01
Lancaster 5 MW Solar PV	Not available					
Great Lakes Solar PV 5 MW	Not available					
Total:	2.97	1.14	2.98	0.10	0.16	0.14
Significance Thresholds:	25	25	-	27	15	-
Exceeds Threshold?	No	No	-	No	No	-

Key:

**Table 12 Cumulative Operational Emissions**

Project	Emissions (tons per year)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>

CO = carbon monoxide

MW = megawatts

NO<sub>x</sub> = oxides of nitrogenPM<sub>10</sub> = particulate matter less than or equal to 10 microns in diameterPM<sub>2.5</sub> = particulate matter less than or equal to 2.5 microns in diameter

PV = photovoltaic

RE = Recurrent

ROG = reactive organic gases

SGS = SGS Antelope Valley Development, LLC

SLP = Sunlight Partners

SO<sub>x</sub> = sulfur oxides***Consistency with Existing Air Plans***

Short-term and long-term cumulative operational emissions are not expected to result in a significant cumulative impact to regional air quality. Operation of the Project would not cause a long-term increase in population, employment, or vehicle miles traveled within the region. Therefore, the emissions associated with the operation of the Project would not contradict applicable air quality plans for the attainment or maintenance of ambient air quality standards.

***Regional Air Quality Impacts***

Since both short-term and long-term operational cumulative emissions are not expected to exceed significance thresholds, it is not anticipated that there would be a significant cumulative regional air quality impact. Table 13 shows a comparison of Project emissions with regional emissions in the years 2015 and 2020. Long-term adverse air quality impacts associated with the operation of the Project are not anticipated to occur.

**Table 13 Comparison of Raceway Solar Project Emissions with Air Basin Emissions**

Area	Emissions (tons per year)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Raceway Solar Project	0.05	0.45	0.3	0.00	0.02	0.02
Kern County (In Mojave Desert) (2015)	10.0	35.3	52.3	3.0	15.9	6.6
Kern County (in Mojave Desert) (2020)	9.6	34.3	49.0	3.3	16.1	6.7
Mojave Desert Air Basin (2015)	64.9	166.4	269.8	8.2	135.1	36.2
Mojave Desert Air Basin (2020)	66.1	156.3	240.5	8.8	146.9	38.2
Proposed Project Percent of Kern County (2020)	0.5 %	1.31 %	0.6 %	0.00 %	0.12 %	0.30 %
Proposed Project Percent of Mojave Desert Air Basin (2020)	0.08 %	0.29 %	0.12 %	0.00 %	0.01 %	0.05 %

Source: CARB n.d



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**Attachment A**  
**CalEEMod Emissions Estimates**

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sPower-Raceway - Kern-Mojave Desert County, Annual

**sPower-Raceway**  
**Kern-Mojave Desert County, Annual**

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	80,760.00	1000sqft	1,853.99	0.00	0

### 1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	32
Climate Zone	7			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

### 1.3 User Entered Comments & Non-Default Data

## sPower-Raceway - Kern-Mojave Desert County, Annual

Project Characteristics - includes input data updates from sPower dated 12/12/17.

Additional mitigation applied by adjusting % effectiveness of soil stabilizer on unpaved roads from 5% to 70%.

Land Use - Acreage based on project description. No building square feet only solar panels to be installed

Construction Phase - Based on project description construction begins June 2019, ends June 2020. Project operational in 4th quarter. First full year operation 2021.

Off-road Equipment - no coating activity.

Off-road Equipment - no architectural coating

Off-road Equipment - no demolition

Off-road Equipment - scaled up from smaller solar project. Crews work in shifts between 6am and 6pm.

Off-road Equipment - no paving

Off-road Equipment - scaled up from smaller solar project. Work crews operate in shifts between 6am and 6pm.

Off-road Equipment - Crews work in shifts 6am to 6pm.

Off-road Equipment - No off-road equipment for this phase. Captured in Trips and VMT screen.

Off-road Equipment - no off road emissions for this phase, captured under Trips and VMT

Vehicle Trips - no trips

Road Dust - % pave based on roads in project area, mean vehicle speed mitigation measure

Energy Use - project will not use energy from outside sources

Construction Off-road Equipment Mitigation -

Landscape Equipment - no landscaping

Table Name	Column Name	Default Value	New Value
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tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	0.5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
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tblConstructionPhase	NumDays	6,000.00	25.00
tblConstructionPhase	NumDays	15,500.00	25.00
tblConstructionPhase	NumDays	155,000.00	150.00

## sPower-Raceway - Kern-Mojave Desert County, Annual

tblConstructionPhase	NumDays	155,000.00	200.00
tblConstructionPhase	NumDays	155,000.00	200.00
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tblConstructionPhase	NumDays	11,000.00	0.00
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tblEnergyUse	NT24E	1.31	0.00
tblEnergyUse	NT24NG	0.12	0.00
tblEnergyUse	T24E	0.40	0.00
tblEnergyUse	T24NG	16.68	0.00
tblFleetMix	HHD	0.15	0.00
tblFleetMix	LDA	0.48	0.00
tblFleetMix	LDT1	0.03	0.50
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.3210e-003	0.00
tblFleetMix	MCY	5.9160e-003	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	8.7700e-004	0.00
tblFleetMix	MHD	0.02	0.50
tblFleetMix	OBUS	1.6260e-003	0.00
tblFleetMix	SBUS	9.5000e-004	0.00
tblFleetMix	UBUS	1.7240e-003	0.00
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tblGrading	AcresOfGrading	0.00	93.00
tblGrading	MeanVehicleSpeed	7.10	5.00
tblGrading	MeanVehicleSpeed	7.10	5.00
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## sPower-Raceway - Kern-Mojave Desert County, Annual

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	8.00
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tblOffRoadEquipment	UsageHours	8.00	10.00
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tblOffRoadEquipment	UsageHours	7.00	0.00



## sPower-Raceway - Kern-Mojave Desert County, Annual

tblOffRoadEquipment	UsageHours	7.00	0.00
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tblOffRoadEquipment	UsageHours	8.00	10.00
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tblOnRoadDust	HaulingPercentPave	100.00	55.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	HaulingPercentPave	100.00	95.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
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tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
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tblOnRoadDust	VendorPercentPave	100.00	75.00
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tblOnRoadDust	WorkerPercentPave	100.00	95.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	40.00

## sPower-Raceway - Kern-Mojave Desert County, Annual

tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	40.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	10.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblRoadDust	MeanVehicleSpeed	40	15
tblRoadDust	RoadPercentPave	100	75
tblSolidWaste	SolidWasteGenerationRate	100,142.40	0.00
tblTripsAndVMT	HaulingTripNumber	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	0.00	26.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorTripNumber	0.00	48.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	WorkerTripNumber	75.00	160.00
tblTripsAndVMT	WorkerTripNumber	88.00	35.00
tblTripsAndVMT	WorkerTripNumber	0.00	800.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblWater	AerobicPercent	87.46	33.00
tblWater	AnaDigestCogenCombDigestGasPercent	0.00	50.00
tblWater	AnaDigestCombDigestGasPercent	100.00	50.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	34.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Annual

tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	9,727.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00
tblWater	IndoorWaterUseRate	18,675,750,000.00	0.00
tblWater	OutdoorWaterUseRate	0.00	5,734,977.00
tblWater	SepticTankPercent	10.33	33.00

## 2.0 Emissions Summary

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## sPower-Raceway - Kern-Mojave Desert County, Annual

**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	1.7992	15.6916	11.9485	0.0254	61.9774	0.7885	62.7660	6.6962	0.7323	7.4285	0.0000	2,271.568 7	2,271.568 7	0.5094	0.0000	2,284.303 6
2020	0.9944	7.5146	7.2728	0.0166	47.8148	0.3841	48.1989	4.8512	0.3589	5.2102	0.0000	1,464.443 5	1,464.443 5	0.2844	0.0000	1,471.553 2
Maximum	1.7992	15.6916	11.9485	0.0254	61.9774	0.7885	62.7660	6.6962	0.7323	7.4285	0.0000	2,271.568 7	2,271.568 7	0.5094	0.0000	2,284.303 6

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	1.7992	15.6916	11.9485	0.0254	13.4051	0.7885	14.1936	1.5912	0.7323	2.3236	0.0000	2,271.566 7	2,271.566 7	0.5094	0.0000	2,284.301 5
2020	0.9944	7.5146	7.2728	0.0166	9.5465	0.3841	9.9305	1.0318	0.3589	1.3907	0.0000	1,464.442 3	1,464.442 3	0.2844	0.0000	1,471.552 0
Maximum	1.7992	15.6916	11.9485	0.0254	13.4051	0.7885	14.1936	1.5912	0.7323	2.3236	0.0000	2,271.566 7	2,271.566 7	0.5094	0.0000	2,284.301 5

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	79.10	0.00	78.26	77.29	0.00	70.61	0.00	0.00	0.00	0.00	0.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-3-2019	9-2-2019	8.9566	8.9566
2	9-3-2019	12-2-2019	6.3854	6.3854
3	12-3-2019	3-2-2020	5.9418	5.9418
4	3-3-2020	6-2-2020	4.5764	4.5764
		Highest	8.9566	8.9566

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Offroad	0.0528	0.4516	0.3126	1.1100e-003		0.0168	0.0168		0.0156	0.0156	0.0000	96.3347	96.3347	0.0304	0.0000	97.0938
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0528</b>	<b>0.4516</b>	<b>0.3126</b>	<b>1.1100e-003</b>	<b>0.0000</b>	<b>0.0168</b>	<b>0.0168</b>	<b>0.0000</b>	<b>0.0156</b>	<b>0.0156</b>	<b>0.0000</b>	<b>96.3347</b>	<b>96.3347</b>	<b>0.0304</b>	<b>0.0000</b>	<b>97.0938</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Offroad	0.0528	0.4516	0.3126	1.1100e-003		0.0168	0.0168		0.0156	0.0156	0.0000	96.3347	96.3347	0.0304	0.0000	97.0938
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0528</b>	<b>0.4516</b>	<b>0.3126</b>	<b>1.1100e-003</b>	<b>0.0000</b>	<b>0.0168</b>	<b>0.0168</b>	<b>0.0000</b>	<b>0.0156</b>	<b>0.0156</b>	<b>0.0000</b>	<b>96.3347</b>	<b>96.3347</b>	<b>0.0304</b>	<b>0.0000</b>	<b>97.0938</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**3.0 Construction Detail****Construction Phase**

## sPower-Raceway - Kern-Mojave Desert County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition - none	Demolition	6/3/2019	6/2/2019	5	0	
2	Site Preparation	Site Preparation	6/3/2019	7/5/2019	5	25	
3	Grading	Grading	7/5/2019	8/8/2019	5	25	
4	Vendor Trips	Building Construction	7/5/2019	1/30/2020	5	150	material deliveries
5	Worker Commute array inst	Building Construction	8/9/2019	5/14/2020	5	200	worker commutes
6	Solar Array Install	Building Construction	8/9/2019	5/14/2020	5	200	Solar array installation
7	Paving - none	Paving	5/15/2020	5/14/2020	5	0	
8	Architectural Coating - none	Architectural Coating	5/15/2020	5/14/2020	5	0	

Acres of Grading (Site Preparation Phase): 93

Acres of Grading (Grading Phase): 93

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition - none	Air Compressors	0	0.00	78	0.48
Demolition - none	Concrete/Industrial Saws	0	0.00	81	0.73
Demolition - none	Excavators	0	0.00	158	0.38
Demolition - none	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Off-Highway Trucks	2	10.00	402	0.38
Site Preparation	Rubber Tired Dozers	6	10.00	247	0.40
Site Preparation	Rubber Tired Dozers	6	10.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	8	10.00	97	0.37

## sPower-Raceway - Kern-Mojave Desert County, Annual

Site Preparation	Tractors/Loaders/Backhoes	8	10.00	97	0.37
Grading	Excavators	8	10.00	158	0.38
Grading	Graders	4	10.00	187	0.41
Grading	Off-Highway Trucks	2	10.00	402	0.38
Grading	Rollers	1	10.00	80	0.38
Grading	Rubber Tired Dozers	4	10.00	247	0.40
Grading	Scrapers	8	10.00	367	0.48
Grading	Tractors/Loaders/Backhoes	8	10.00	97	0.37
Vendor Trips	Cranes	0	0.00	231	0.29
Vendor Trips	Forklifts	0	0.00	89	0.20
Vendor Trips	Generator Sets	0	0.00	84	0.74
Vendor Trips	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Vendor Trips	Welders	0	0.00	46	0.45
Worker Commute array inst	Cranes	0	0.00	231	0.29
Worker Commute array inst	Forklifts	0	0.00	89	0.20
Worker Commute array inst	Generator Sets	0	0.00	84	0.74
Worker Commute array inst	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Worker Commute array inst	Welders	0	0.00	46	0.45
Solar Array Install	Cranes	4	10.00	231	0.29
Solar Array Install	Forklifts	12	10.00	89	0.20
Solar Array Install	Generator Sets	4	10.00	84	0.74
Solar Array Install	Off-Highway Trucks	5	10.00	402	0.38
Solar Array Install	Other General Industrial Equipment	4	5.00	88	0.34
Solar Array Install	Tractors/Loaders/Backhoes	12	10.00	97	0.37
Solar Array Install	Welders	4	10.00	46	0.45
Paving - none	Pavers	0	0.00	130	0.42
Paving - none	Paving Equipment	0	0.00	132	0.36



## sPower-Raceway - Kern-Mojave Desert County, Annual

Paving - none	Rollers	0	0.00	80	0.38
Architectural Coating - none	Air Compressors	0	0.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	30	160.00	2.00	1.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Grading	35	35.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Vendor Trips	0	0.00	15.00	0.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Worker Commute	0	800.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Solar Array Install	45	0.00	48.00	26.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Paving - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

## sPower-Raceway - Kern-Mojave Desert County, Annual

### 3.2 Demolition - none - 2019

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

### 3.2 Demolition - none - 2019

### Mitigated Construction On-Site

[illegible]

### Mitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.3 Site Preparation - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5890	0.0000	0.5890	0.3126	0.0000	0.3126	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2931	3.0730	1.5038	2.7900e-003		0.1576	0.1576		0.1450	0.1450	0.0000	250.6279	250.6279	0.0793	0.0000	252.6103
<b>Total</b>	<b>0.2931</b>	<b>3.0730</b>	<b>1.5038</b>	<b>2.7900e-003</b>	<b>0.5890</b>	<b>0.1576</b>	<b>0.7466</b>	<b>0.3126</b>	<b>0.1450</b>	<b>0.4575</b>	<b>0.0000</b>	<b>250.6279</b>	<b>250.6279</b>	<b>0.0793</b>	<b>0.0000</b>	<b>252.6103</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	1.5000e-004	2.0000e-005	0.0000	2.0600e-003	0.0000	2.0600e-003	2.1000e-004	0.0000	2.1000e-004	0.0000	0.0388	0.0388	0.0000	0.0000	0.0388
Vendor	1.2000e-004	2.1100e-003	7.5000e-004	0.0000	0.0340	4.0000e-005	0.0341	3.4200e-003	3.0000e-005	3.4500e-003	0.0000	0.4197	0.4197	1.0000e-005	0.0000	0.4199
Worker	0.0118	8.7900e-003	0.0842	2.6000e-004	6.9248	1.7000e-004	6.9249	0.6934	1.6000e-004	0.6936	0.0000	23.5111	23.5111	6.5000e-004	0.0000	23.5273
<b>Total</b>	<b>0.0120</b>	<b>0.0111</b>	<b>0.0850</b>	<b>2.6000e-004</b>	<b>6.9609</b>	<b>2.1000e-004</b>	<b>6.9611</b>	<b>0.6971</b>	<b>1.9000e-004</b>	<b>0.6973</b>	<b>0.0000</b>	<b>23.9695</b>	<b>23.9695</b>	<b>6.6000e-004</b>	<b>0.0000</b>	<b>23.9861</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.3 Site Preparation - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2297	0.0000	0.2297	0.1219	0.0000	0.1219	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2931	3.0730	1.5038	2.7900e-003		0.1576	0.1576		0.1450	0.1450	0.0000	250.6276	250.6276	0.0793	0.0000	252.6100
<b>Total</b>	<b>0.2931</b>	<b>3.0730</b>	<b>1.5038</b>	<b>2.7900e-003</b>	<b>0.2297</b>	<b>0.1576</b>	<b>0.3873</b>	<b>0.1219</b>	<b>0.1450</b>	<b>0.2669</b>	<b>0.0000</b>	<b>250.6276</b>	<b>250.6276</b>	<b>0.0793</b>	<b>0.0000</b>	<b>252.6100</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	1.5000e-004	2.0000e-005	0.0000	6.2000e-004	0.0000	6.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0388	0.0388	0.0000	0.0000	0.0388
Vendor	1.2000e-004	2.1100e-003	7.5000e-004	0.0000	0.0103	4.0000e-005	0.0103	1.0600e-003	3.0000e-005	1.0900e-003	0.0000	0.4197	0.4197	1.0000e-005	0.0000	0.4199
Worker	0.0118	8.7900e-003	0.0842	2.6000e-004	2.0912	1.7000e-004	2.0913	0.2118	1.6000e-004	0.2119	0.0000	23.5111	23.5111	6.5000e-004	0.0000	23.5273
<b>Total</b>	<b>0.0120</b>	<b>0.0111</b>	<b>0.0850</b>	<b>2.6000e-004</b>	<b>2.1021</b>	<b>2.1000e-004</b>	<b>2.1023</b>	<b>0.2129</b>	<b>1.9000e-004</b>	<b>0.2131</b>	<b>0.0000</b>	<b>23.9695</b>	<b>23.9695</b>	<b>6.6000e-004</b>	<b>0.0000</b>	<b>23.9861</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.4 Grading - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4008	0.0000	0.4008	0.2091	0.0000	0.2091	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3219	3.6672	2.2408	4.3300e-003		0.1594	0.1594		0.1466	0.1466	0.0000	388.8878	388.8878	0.1230	0.0000	391.9638
<b>Total</b>	<b>0.3219</b>	<b>3.6672</b>	<b>2.2408</b>	<b>4.3300e-003</b>	<b>0.4008</b>	<b>0.1594</b>	<b>0.5602</b>	<b>0.2091</b>	<b>0.1466</b>	<b>0.3558</b>	<b>0.0000</b>	<b>388.8878</b>	<b>388.8878</b>	<b>0.1230</b>	<b>0.0000</b>	<b>391.9638</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5900e-003	1.9200e-003	0.0184	6.0000e-005	1.5148	4.0000e-005	1.5148	0.1517	4.0000e-005	0.1517	0.0000	5.1430	5.1430	1.4000e-004	0.0000	5.1466
<b>Total</b>	<b>2.5900e-003</b>	<b>1.9200e-003</b>	<b>0.0184</b>	<b>6.0000e-005</b>	<b>1.5148</b>	<b>4.0000e-005</b>	<b>1.5148</b>	<b>0.1517</b>	<b>4.0000e-005</b>	<b>0.1517</b>	<b>0.0000</b>	<b>5.1430</b>	<b>5.1430</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>5.1466</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.4 Grading - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1563	0.0000	0.1563	0.0816	0.0000	0.0816	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3219	3.6672	2.2408	4.3300e-003		0.1594	0.1594		0.1466	0.1466	0.0000	388.8873	388.8873	0.1230	0.0000	391.9633
<b>Total</b>	<b>0.3219</b>	<b>3.6672</b>	<b>2.2408</b>	<b>4.3300e-003</b>	<b>0.1563</b>	<b>0.1594</b>	<b>0.3157</b>	<b>0.0816</b>	<b>0.1466</b>	<b>0.2282</b>	<b>0.0000</b>	<b>388.8873</b>	<b>388.8873</b>	<b>0.1230</b>	<b>0.0000</b>	<b>391.9633</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5900e-003	1.9200e-003	0.0184	6.0000e-005	0.4574	4.0000e-005	0.4575	0.0463	4.0000e-005	0.0464	0.0000	5.1430	5.1430	1.4000e-004	0.0000	5.1466
<b>Total</b>	<b>2.5900e-003</b>	<b>1.9200e-003</b>	<b>0.0184</b>	<b>6.0000e-005</b>	<b>0.4574</b>	<b>4.0000e-005</b>	<b>0.4575</b>	<b>0.0463</b>	<b>4.0000e-005</b>	<b>0.0464</b>	<b>0.0000</b>	<b>5.1430</b>	<b>5.1430</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>5.1466</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.5 Vendor Trips - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6300e-003	0.0808	0.0289	1.7000e-004	2.1319	1.3600e-003	2.1332	0.2138	1.3000e-003	0.2151	0.0000	16.1148	16.1148	3.8000e-004	0.0000	16.1242
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>4.6300e-003</b>	<b>0.0808</b>	<b>0.0289</b>	<b>1.7000e-004</b>	<b>2.1319</b>	<b>1.3600e-003</b>	<b>2.1332</b>	<b>0.2138</b>	<b>1.3000e-003</b>	<b>0.2151</b>	<b>0.0000</b>	<b>16.1148</b>	<b>16.1148</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>16.1242</b>



## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.5 Vendor Trips - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6300e-003	0.0808	0.0289	1.7000e-004	0.3957	1.3600e-003	0.3971	0.0405	1.3000e-003	0.0418	0.0000	16.1148	16.1148	3.8000e-004	0.0000	16.1242
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>4.6300e-003</b>	<b>0.0808</b>	<b>0.0289</b>	<b>1.7000e-004</b>	<b>0.3957</b>	<b>1.3600e-003</b>	<b>0.3971</b>	<b>0.0405</b>	<b>1.3000e-003</b>	<b>0.0418</b>	<b>0.0000</b>	<b>16.1148</b>	<b>16.1148</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>16.1242</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.5 Vendor Trips - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.9000e-004	0.0119	4.1400e-003	3.0000e-005	0.3664	1.5000e-004	0.3666	0.0368	1.4000e-004	0.0369	0.0000	2.7589	2.7589	5.0000e-005	0.0000	2.7602
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>5.9000e-004</b>	<b>0.0119</b>	<b>4.1400e-003</b>	<b>3.0000e-005</b>	<b>0.3664</b>	<b>1.5000e-004</b>	<b>0.3666</b>	<b>0.0368</b>	<b>1.4000e-004</b>	<b>0.0369</b>	<b>0.0000</b>	<b>2.7589</b>	<b>2.7589</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>2.7602</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.5 Vendor Trips - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.9000e-004	0.0119	4.1400e-003	3.0000e-005	0.0680	1.5000e-004	0.0682	6.9600e-003	1.4000e-004	7.1100e-003	0.0000	2.7589	2.7589	5.0000e-005	0.0000	2.7602
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>5.9000e-004</b>	<b>0.0119</b>	<b>4.1400e-003</b>	<b>3.0000e-005</b>	<b>0.0680</b>	<b>1.5000e-004</b>	<b>0.0682</b>	<b>6.9600e-003</b>	<b>1.4000e-004</b>	<b>7.1100e-003</b>	<b>0.0000</b>	<b>2.7589</b>	<b>2.7589</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>2.7602</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.6 Worker Commute array inst - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2439	0.1810	1.7350	5.3600e-003	46.9604	3.6000e-003	46.9640	4.7684	3.3100e-003	4.7717	0.0000	484.3278	484.3278	0.0134	0.0000	484.6630
<b>Total</b>	<b>0.2439</b>	<b>0.1810</b>	<b>1.7350</b>	<b>5.3600e-003</b>	<b>46.9604</b>	<b>3.6000e-003</b>	<b>46.9640</b>	<b>4.7684</b>	<b>3.3100e-003</b>	<b>4.7717</b>	<b>0.0000</b>	<b>484.3278</b>	<b>484.3278</b>	<b>0.0134</b>	<b>0.0000</b>	<b>484.6630</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.6 Worker Commute array inst - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2439	0.1810	1.7350	5.3600e-003	9.0286	3.6000e-003	9.0322	0.9821	3.3100e-003	0.9854	0.0000	484.3278	484.3278	0.0134	0.0000	484.6630
<b>Total</b>	<b>0.2439</b>	<b>0.1810</b>	<b>1.7350</b>	<b>5.3600e-003</b>	<b>9.0286</b>	<b>3.6000e-003</b>	<b>9.0322</b>	<b>0.9821</b>	<b>3.3100e-003</b>	<b>0.9854</b>	<b>0.0000</b>	<b>484.3278</b>	<b>484.3278</b>	<b>0.0134</b>	<b>0.0000</b>	<b>484.6630</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.6 Worker Commute array inst - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2090	0.1499	1.4566	4.8800e-003	44.2249	3.3000e-003	44.2282	4.4906	3.0400e-003	4.4937	0.0000	441.5531	441.5531	0.0110	0.0000	441.8282
<b>Total</b>	<b>0.2090</b>	<b>0.1499</b>	<b>1.4566</b>	<b>4.8800e-003</b>	<b>44.2249</b>	<b>3.3000e-003</b>	<b>44.2282</b>	<b>4.4906</b>	<b>3.0400e-003</b>	<b>4.4937</b>	<b>0.0000</b>	<b>441.5531</b>	<b>441.5531</b>	<b>0.0110</b>	<b>0.0000</b>	<b>441.8282</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.6 Worker Commute array inst - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2090	0.1499	1.4566	4.8800e-003	8.5026	3.3000e-003	8.5059	0.9249	3.0400e-003	0.9279	0.0000	441.5531	441.5531	0.0110	0.0000	441.8282
<b>Total</b>	<b>0.2090</b>	<b>0.1499</b>	<b>1.4566</b>	<b>4.8800e-003</b>	<b>8.5026</b>	<b>3.3000e-003</b>	<b>8.5059</b>	<b>0.9249</b>	<b>3.0400e-003</b>	<b>0.9279</b>	<b>0.0000</b>	<b>441.5531</b>	<b>441.5531</b>	<b>0.0110</b>	<b>0.0000</b>	<b>441.8282</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.7 Solar Array Install - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.9092	8.4665	6.2619	0.0120		0.4629	0.4629		0.4325	0.4325	0.0000	1,060.483 3	1,060.483 3	0.2915	0.0000	1,067.770 0
<b>Total</b>	<b>0.9092</b>	<b>8.4665</b>	<b>6.2619</b>	<b>0.0120</b>		<b>0.4629</b>	<b>0.4629</b>		<b>0.4325</b>	<b>0.4325</b>	<b>0.0000</b>	<b>1,060.483 3</b>	<b>1,060.483 3</b>	<b>0.2915</b>	<b>0.0000</b>	<b>1,067.770 0</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	1.9800e-003	2.8000e-004	1.0000e-005	0.0536	1.0000e-005	0.0536	5.3700e-003	1.0000e-005	5.3700e-003	0.0000	0.5191	0.5191	3.0000e-005	0.0000	0.5199
Vendor	0.0119	0.2082	0.0744	4.4000e-004	3.3660	3.5100e-003	3.3696	0.3382	3.3600e-003	0.3416	0.0000	41.4956	41.4956	9.7000e-004	0.0000	41.5198
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0120</b>	<b>0.2101</b>	<b>0.0747</b>	<b>4.5000e-004</b>	<b>3.4196</b>	<b>3.5200e-003</b>	<b>3.4231</b>	<b>0.3436</b>	<b>3.3700e-003</b>	<b>0.3469</b>	<b>0.0000</b>	<b>42.0147</b>	<b>42.0147</b>	<b>1.0000e-003</b>	<b>0.0000</b>	<b>42.0397</b>



## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.7 Solar Array Install - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.9092	8.4665	6.2619	0.0120		0.4629	0.4629		0.4325	0.4325	0.0000	1,060.482 1	1,060.482 1	0.2915	0.0000	1,067.768 7
<b>Total</b>	<b>0.9092</b>	<b>8.4665</b>	<b>6.2619</b>	<b>0.0120</b>		<b>0.4629</b>	<b>0.4629</b>		<b>0.4325</b>	<b>0.4325</b>	<b>0.0000</b>	<b>1,060.482 1</b>	<b>1,060.482 1</b>	<b>0.2915</b>	<b>0.0000</b>	<b>1,067.768 7</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	1.9800e-003	2.8000e-004	1.0000e-005	0.0162	1.0000e-005	0.0162	1.6400e-003	1.0000e-005	1.6500e-003	0.0000	0.5191	0.5191	3.0000e-005	0.0000	0.5199
Vendor	0.0119	0.2082	0.0744	4.4000e-004	1.0190	3.5100e-003	1.0225	0.1043	3.3600e-003	0.1077	0.0000	41.4956	41.4956	9.7000e-004	0.0000	41.5198
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0120</b>	<b>0.2101</b>	<b>0.0747</b>	<b>4.5000e-004</b>	<b>1.0352</b>	<b>3.5200e-003</b>	<b>1.0387</b>	<b>0.1060</b>	<b>3.3700e-003</b>	<b>0.1093</b>	<b>0.0000</b>	<b>42.0147</b>	<b>42.0147</b>	<b>1.0000e-003</b>	<b>0.0000</b>	<b>42.0397</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.7 Solar Array Install - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.7764	7.1839	5.7534	0.0113		0.3785	0.3785		0.3537	0.3537	0.0000	980.7227	980.7227	0.2726	0.0000	987.5367
<b>Total</b>	<b>0.7764</b>	<b>7.1839</b>	<b>5.7534</b>	<b>0.0113</b>		<b>0.3785</b>	<b>0.3785</b>		<b>0.3537</b>	<b>0.3537</b>	<b>0.0000</b>	<b>980.7227</b>	<b>980.7227</b>	<b>0.2726</b>	<b>0.0000</b>	<b>987.5367</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	1.7400e-003	2.5000e-004	1.0000e-005	0.0536	1.0000e-005	0.0536	5.3700e-003	1.0000e-005	5.3700e-003	0.0000	0.4831	0.4831	3.0000e-005	0.0000	0.4838
Vendor	8.3300e-003	0.1673	0.0584	4.1000e-004	3.1700	2.1200e-003	3.1721	0.3185	2.0200e-003	0.3205	0.0000	38.9257	38.9257	7.4000e-004	0.0000	38.9443
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>8.3800e-003</b>	<b>0.1690</b>	<b>0.0586</b>	<b>4.2000e-004</b>	<b>3.2236</b>	<b>2.1300e-003</b>	<b>3.2257</b>	<b>0.3239</b>	<b>2.0300e-003</b>	<b>0.3259</b>	<b>0.0000</b>	<b>39.4088</b>	<b>39.4088</b>	<b>7.7000e-004</b>	<b>0.0000</b>	<b>39.4281</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.7 Solar Array Install - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.7764	7.1839	5.7534	0.0113		0.3785	0.3785		0.3537	0.3537	0.0000	980.7215	980.7215	0.2726	0.0000	987.5355
<b>Total</b>	<b>0.7764</b>	<b>7.1839</b>	<b>5.7534</b>	<b>0.0113</b>		<b>0.3785</b>	<b>0.3785</b>		<b>0.3537</b>	<b>0.3537</b>	<b>0.0000</b>	<b>980.7215</b>	<b>980.7215</b>	<b>0.2726</b>	<b>0.0000</b>	<b>987.5355</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	1.7400e-003	2.5000e-004	1.0000e-005	0.0162	1.0000e-005	0.0162	1.6400e-003	1.0000e-005	1.6400e-003	0.0000	0.4831	0.4831	3.0000e-005	0.0000	0.4838
Vendor	8.3300e-003	0.1673	0.0584	4.1000e-004	0.9596	2.1200e-003	0.9618	0.0983	2.0200e-003	0.1003	0.0000	38.9257	38.9257	7.4000e-004	0.0000	38.9443
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>8.3800e-003</b>	<b>0.1690</b>	<b>0.0586</b>	<b>4.2000e-004</b>	<b>0.9758</b>	<b>2.1300e-003</b>	<b>0.9779</b>	<b>0.0999</b>	<b>2.0300e-003</b>	<b>0.1019</b>	<b>0.0000</b>	<b>39.4088</b>	<b>39.4088</b>	<b>7.7000e-004</b>	<b>0.0000</b>	<b>39.4281</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

### 3.8 Paving - none - 2020

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

### 3.8 Paving - none - 2020

### Mitigated Construction On-Site

[illegible]

### Mitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

### 3.9 Architectural Coating - none - 2020

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

**3.9 Architectural Coating - none - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

## sPower-Raceway - Kern-Mojave Desert County, Annual

**4.1 Mitigation Measures Mobile**

Implement Trip Reduction Program

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	14.70	6.60	6.60	59.00	28.00	13.00	92	5	3

**4.4 Fleet Mix**



## sPower-Raceway - Kern-Mojave Desert County, Annual

[illegible]

## 5.0 Energy Detail

Historical Energy Use: N

## 5.1 Mitigation Measures Energy

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

## 5.2 Energy by Land Use - NaturalGas

### Unmitigated

[illegible]

**Mitigated**

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

## sPower-Raceway - Kern-Mojave Desert County, Annual

[illegible]

## 6.2 Area by SubCategory

### Unmitigated

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Annual

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>					<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

## sPower-Raceway - Kern-Mojave Desert County, Annual

**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	0 / 5.73498	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	0 / 5.73498	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**8.0 Waste Detail****8.1 Mitigation Measures Waste**

## sPower-Raceway - Kern-Mojave Desert County, Annual

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

## sPower-Raceway - Kern-Mojave Desert County, Annual

**8.2 Waste by Land Use****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**9.0 Operational Offroad**


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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Off-Highway Trucks	4	8.00	40	402	0.38	Diesel
Pressure Washers	4	10.00	40	13	0.30	Diesel



## sPower-Raceway - Kern-Mojave Desert County, Annual

**UnMitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Off-Highway Trucks	0.0485	0.4211	0.2884	1.0600e-003		0.0154	0.0154		0.0142	0.0142	0.0000	92.7885	92.7885	0.0300	0.0000	93.5388
Pressure Washers	4.3600e-003	0.0306	0.0243	6.0000e-005		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003	0.0000	3.5462	3.5462	3.6000e-004	0.0000	3.5551
<b>Total</b>	<b>0.0528</b>	<b>0.4516</b>	<b>0.3126</b>	<b>1.1200e-003</b>		<b>0.0168</b>	<b>0.0168</b>		<b>0.0156</b>	<b>0.0156</b>	<b>0.0000</b>	<b>96.3347</b>	<b>96.3347</b>	<b>0.0304</b>	<b>0.0000</b>	<b>97.0939</b>

**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

sPower-Raceway - Kern-Mojave Desert County, Summer

**sPower-Raceway**  
**Kern-Mojave Desert County, Summer**

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	80,760.00	1000sqft	1,853.99	0.00	0

### 1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	32
Climate Zone	7			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

### 1.3 User Entered Comments & Non-Default Data

## sPower-Raceway - Kern-Mojave Desert County, Summer

Project Characteristics - includes input data updates from sPower dated 12/12/17.

Additional mitigation applied by adjusting % effectiveness of soil stabilizer on unpaved roads from 5% to 70%.

Land Use - Acreage based on project description. No building square feet only solar panels to be installed

Construction Phase - Based on project description construction begins June 2019, ends June 2020. Project operational in 4th quarter. First full year operation 2021.

Off-road Equipment - no coating activity.

Off-road Equipment - no architectural coating

Off-road Equipment - no demolition

Off-road Equipment - scaled up from smaller solar project. Crews work in shifts between 6am and 6pm.

Off-road Equipment - no paving

Off-road Equipment - scaled up from smaller solar project. Work crews operate in shifts between 6am and 6pm.

Off-road Equipment - Crews work in shifts 6am to 6pm.

Off-road Equipment - No off-road equipment for this phase. Captured in Trips and VMT screen.

Off-road Equipment - no off road emissions for this phase, captured under Trips and VMT

Vehicle Trips - no trips

Road Dust - % pave based on roads in project area, mean vehicle speed mitigation measure

Energy Use - project will not use energy from outside sources

Construction Off-road Equipment Mitigation -

Landscape Equipment - no landscaping

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Parking	250	0
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	0.5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10,000.00	0.00
tblConstructionPhase	NumDays	6,000.00	25.00
tblConstructionPhase	NumDays	15,500.00	25.00
tblConstructionPhase	NumDays	155,000.00	150.00

## sPower-Raceway - Kern-Mojave Desert County, Summer

tblConstructionPhase	NumDays	155,000.00	200.00
tblConstructionPhase	NumDays	155,000.00	200.00
tblConstructionPhase	NumDays	11,000.00	0.00
tblConstructionPhase	NumDays	11,000.00	0.00
tblEnergyUse	LightingElect	0.65	0.00
tblEnergyUse	NT24E	1.31	0.00
tblEnergyUse	NT24NG	0.12	0.00
tblEnergyUse	T24E	0.40	0.00
tblEnergyUse	T24NG	16.68	0.00
tblFleetMix	HHD	0.15	0.00
tblFleetMix	LDA	0.48	0.00
tblFleetMix	LDT1	0.03	0.50
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.3210e-003	0.00
tblFleetMix	MCY	5.9160e-003	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	8.7700e-004	0.00
tblFleetMix	MHD	0.02	0.50
tblFleetMix	OBUS	1.6260e-003	0.00
tblFleetMix	SBUS	9.5000e-004	0.00
tblFleetMix	UBUS	1.7240e-003	0.00
tblGrading	AcresOfGrading	312.50	93.00
tblGrading	AcresOfGrading	0.00	93.00
tblGrading	MeanVehicleSpeed	7.10	5.00
tblGrading	MeanVehicleSpeed	7.10	5.00
tblLandUse	LandUseSquareFeet	80,760,000.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Summer

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	12.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	12.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	8.00

## sPower-Raceway - Kern-Mojave Desert County, Summer

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	7.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Summer

tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	HaulingPercentPave	100.00	55.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	HaulingPercentPave	100.00	95.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	VendorPercentPave	100.00	95.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	95.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	40.00

## sPower-Raceway - Kern-Mojave Desert County, Summer

tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	40.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	10.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblRoadDust	MeanVehicleSpeed	40	15
tblRoadDust	RoadPercentPave	100	75
tblSolidWaste	SolidWasteGenerationRate	100,142.40	0.00
tblTripsAndVMT	HaulingTripNumber	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	0.00	26.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorTripNumber	0.00	48.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	WorkerTripNumber	75.00	160.00
tblTripsAndVMT	WorkerTripNumber	88.00	35.00
tblTripsAndVMT	WorkerTripNumber	0.00	800.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblWater	AerobicPercent	87.46	33.00
tblWater	AnaDigestCogenCombDigestGasPercent	0.00	50.00
tblWater	AnaDigestCombDigestGasPercent	100.00	50.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	34.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00



## sPower-Raceway - Kern-Mojave Desert County, Summer

tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	9,727.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00
tblWater	IndoorWaterUseRate	18,675,750,000.00	0.00
tblWater	OutdoorWaterUseRate	0.00	5,734,977.00
tblWater	SepticTankPercent	10.33	33.00

## 2.0 Emissions Summary

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## sPower-Raceway - Kern-Mojave Desert County, Summer

**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	50.5704	541.4062	309.8933	0.6004	1,108.0069	25.3976	1,117.1535	119.7758	23.3667	143.1425	0.0000	59,506.8258	59,506.8258	17.9298	0.0000	59,955.0706
2020	21.0267	155.4241	156.2133	0.3555	1,108.0774	7.9291	1,116.0065	112.2599	7.4102	119.6701	0.0000	34,555.7879	34,555.7879	6.5013	0.0000	34,718.3203
Maximum	50.5704	541.4062	309.8933	0.6004	1,108.0774	25.3976	1,117.1535	119.7758	23.3667	143.1425	0.0000	59,506.8258	59,506.8258	17.9298	0.0000	59,955.0706

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	50.5704	541.4062	309.8933	0.6004	261.9451	25.3976	287.3427	39.6543	23.3667	63.0210	0.0000	59,506.8258	59,506.8258	17.9298	0.0000	59,955.0705
2020	21.0267	155.4241	156.2133	0.3555	220.2253	7.9291	228.1544	23.6450	7.4102	31.0552	0.0000	34,555.7879	34,555.7879	6.5013	0.0000	34,718.3203
Maximum	50.5704	541.4062	309.8933	0.6004	261.9451	25.3976	287.3427	39.6543	23.3667	63.0210	0.0000	59,506.8258	59,506.8258	17.9298	0.0000	59,955.0705

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	78.24	0.00	76.92	72.72	0.00	64.20	0.00	0.00	0.00	0.00	0.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Summer

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Offroad	2.6416	22.5808	15.6318	0.0556		0.8414	0.8414		0.7796	0.7796		5,309.5420	5,309.5420	1.6736		5,351.3821
<b>Total</b>	<b>3.4148</b>	<b>22.6568</b>	<b>23.9095</b>	<b>0.0562</b>	<b>0.0000</b>	<b>0.8710</b>	<b>0.8710</b>	<b>0.0000</b>	<b>0.8092</b>	<b>0.8092</b>		<b>5,327.2166</b>	<b>5,327.2166</b>	<b>1.7205</b>	<b>0.0000</b>	<b>5,370.2301</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Offroad	2.6416	22.5808	15.6318	0.0556		0.8414	0.8414		0.7796	0.7796		5,309.5420	5,309.5420	1.6736		5,351.3821
<b>Total</b>	<b>3.4148</b>	<b>22.6568</b>	<b>23.9095</b>	<b>0.0562</b>	<b>0.0000</b>	<b>0.8710</b>	<b>0.8710</b>	<b>0.0000</b>	<b>0.8092</b>	<b>0.8092</b>		<b>5,327.2166</b>	<b>5,327.2166</b>	<b>1.7205</b>	<b>0.0000</b>	<b>5,370.2301</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**3.0 Construction Detail****Construction Phase**

## sPower-Raceway - Kern-Mojave Desert County, Summer

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition - none	Demolition	6/3/2019	6/2/2019	5	0	
2	Site Preparation	Site Preparation	6/3/2019	7/5/2019	5	25	
3	Grading	Grading	7/5/2019	8/8/2019	5	25	
4	Vendor Trips	Building Construction	7/5/2019	1/30/2020	5	150	material deliveries
5	Worker Commute array inst	Building Construction	8/9/2019	5/14/2020	5	200	worker commutes
6	Solar Array Install	Building Construction	8/9/2019	5/14/2020	5	200	Solar array installation
7	Paving - none	Paving	5/15/2020	5/14/2020	5	0	
8	Architectural Coating - none	Architectural Coating	5/15/2020	5/14/2020	5	0	

**Acres of Grading (Site Preparation Phase): 93**

**Acres of Grading (Grading Phase): 93**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition - none	Air Compressors	0	0.00	78	0.48
Demolition - none	Concrete/Industrial Saws	0	0.00	81	0.73
Demolition - none	Excavators	0	0.00	158	0.38
Demolition - none	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Off-Highway Trucks	2	10.00	402	0.38
Site Preparation	Rubber Tired Dozers	6	10.00	247	0.40
Site Preparation	Rubber Tired Dozers	6	10.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	8	10.00	97	0.37

## sPower-Raceway - Kern-Mojave Desert County, Summer

Site Preparation	Tractors/Loaders/Backhoes	8	10.00	97	0.37
Grading	Excavators	8	10.00	158	0.38
Grading	Graders	4	10.00	187	0.41
Grading	Off-Highway Trucks	2	10.00	402	0.38
Grading	Rollers	1	10.00	80	0.38
Grading	Rubber Tired Dozers	4	10.00	247	0.40
Grading	Scrapers	8	10.00	367	0.48
Grading	Tractors/Loaders/Backhoes	8	10.00	97	0.37
Vendor Trips	Cranes	0	0.00	231	0.29
Vendor Trips	Forklifts	0	0.00	89	0.20
Vendor Trips	Generator Sets	0	0.00	84	0.74
Vendor Trips	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Vendor Trips	Welders	0	0.00	46	0.45
Worker Commute array inst	Cranes	0	0.00	231	0.29
Worker Commute array inst	Forklifts	0	0.00	89	0.20
Worker Commute array inst	Generator Sets	0	0.00	84	0.74
Worker Commute array inst	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Worker Commute array inst	Welders	0	0.00	46	0.45
Solar Array Install	Cranes	4	10.00	231	0.29
Solar Array Install	Forklifts	12	10.00	89	0.20
Solar Array Install	Generator Sets	4	10.00	84	0.74
Solar Array Install	Off-Highway Trucks	5	10.00	402	0.38
Solar Array Install	Other General Industrial Equipment	4	5.00	88	0.34
Solar Array Install	Tractors/Loaders/Backhoes	12	10.00	97	0.37
Solar Array Install	Welders	4	10.00	46	0.45
Paving - none	Pavers	0	0.00	130	0.42
Paving - none	Paving Equipment	0	0.00	132	0.36

## sPower-Raceway - Kern-Mojave Desert County, Summer

Paving - none	Rollers	0	0.00	80	0.38
Architectural Coating - none	Air Compressors	0	0.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	30	160.00	2.00	1.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Grading	35	35.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Vendor Trips	0	0.00	15.00	0.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Worker Commute	0	800.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Solar Array Install	45	0.00	48.00	26.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Paving - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

sPower-Raceway - Kern-Mojave Desert County, Summer

### 3.2 Demolition - none - 2019

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]



sPower-Raceway - Kern-Mojave Desert County, Summer

### 3.2 Demolition - none - 2019

### Mitigated Construction On-Site

[illegible]

### Mitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.3 Site Preparation - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					47.1221	0.0000	47.1221	25.0040	0.0000	25.0040			0.0000			0.0000
Off-Road	23.4498	245.8376	120.3070	0.2230		12.6054	12.6054		11.5970	11.5970		22,101.5933	22,101.5933	6.9927		22,276.4110
<b>Total</b>	<b>23.4498</b>	<b>245.8376</b>	<b>120.3070</b>	<b>0.2230</b>	<b>47.1221</b>	<b>12.6054</b>	<b>59.7276</b>	<b>25.0040</b>	<b>11.5970</b>	<b>36.6010</b>		<b>22,101.5933</b>	<b>22,101.5933</b>	<b>6.9927</b>		<b>22,276.4110</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.3000e-004	0.0115	1.5800e-003	3.0000e-005	0.1808	4.0000e-005	0.1808	0.0181	4.0000e-005	0.0182		3.4536	3.4536	1.9000e-004		3.4584
Vendor	9.6400e-003	0.1629	0.0577	3.6000e-004	2.9842	2.8300e-003	2.9870	0.2997	2.7100e-003	0.3024		37.0539	37.0539	8.5000e-004		37.0751
Worker	1.0550	0.6539	8.0693	0.0230	607.0937	0.0140	607.1077	60.7720	0.0129	60.7849		2,291.5201	2,291.5201	0.0652		2,293.1490
<b>Total</b>	<b>1.0650</b>	<b>0.8282</b>	<b>8.1286</b>	<b>0.0234</b>	<b>610.2587</b>	<b>0.0168</b>	<b>610.2755</b>	<b>61.0898</b>	<b>0.0156</b>	<b>61.1054</b>		<b>2,332.0276</b>	<b>2,332.0276</b>	<b>0.0662</b>		<b>2,333.6825</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.3 Site Preparation - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.3776	0.0000	18.3776	9.7516	0.0000	9.7516			0.0000			0.0000
Off-Road	23.4498	245.8376	120.3070	0.2230		12.6054	12.6054		11.5970	11.5970	0.0000	22,101.59 32	22,101.59 32	6.9927		22,276.41 10
<b>Total</b>	<b>23.4498</b>	<b>245.8376</b>	<b>120.3070</b>	<b>0.2230</b>	<b>18.3776</b>	<b>12.6054</b>	<b>30.9831</b>	<b>9.7516</b>	<b>11.5970</b>	<b>21.3485</b>	<b>0.0000</b>	<b>22,101.59 32</b>	<b>22,101.59 32</b>	<b>6.9927</b>		<b>22,276.41 10</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.3000e-004	0.0115	1.5800e-003	3.0000e-005	0.0546	4.0000e-005	0.0547	5.5500e-003	4.0000e-005	5.5900e-003		3.4536	3.4536	1.9000e-004		3.4584
Vendor	9.6400e-003	0.1629	0.0577	3.6000e-004	0.9028	2.8300e-003	0.9056	0.0922	2.7100e-003	0.0949		37.0539	37.0539	8.5000e-004		37.0751
Worker	1.0550	0.6539	8.0693	0.0230	183.2477	0.0140	183.2617	18.5347	0.0129	18.5475		2,291.520 1	2,291.520 1	0.0652		2,293.149 0
<b>Total</b>	<b>1.0650</b>	<b>0.8282</b>	<b>8.1286</b>	<b>0.0234</b>	<b>184.2051</b>	<b>0.0168</b>	<b>184.2220</b>	<b>18.6324</b>	<b>0.0156</b>	<b>18.6481</b>		<b>2,332.027 6</b>	<b>2,332.027 6</b>	<b>0.0662</b>		<b>2,333.682 5</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.4 Grading - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					32.0669	0.0000	32.0669	16.7284	0.0000	16.7284			0.0000			0.0000
Off-Road	25.7525	293.3760	179.2599	0.3463		12.7510	12.7510		11.7309	11.7309		34,294.03 09	34,294.03 09	10.8503		34,565.28 76
<b>Total</b>	<b>25.7525</b>	<b>293.3760</b>	<b>179.2599</b>	<b>0.3463</b>	<b>32.0669</b>	<b>12.7510</b>	<b>44.8179</b>	<b>16.7284</b>	<b>11.7309</b>	<b>28.4593</b>		<b>34,294.03 09</b>	<b>34,294.03 09</b>	<b>10.8503</b>		<b>34,565.28 76</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2308	0.1430	1.7652	5.0300e-003	132.8018	3.0600e-003	132.8048	13.2939	2.8200e-003	13.2967		501.2700	501.2700	0.0143		501.6264
<b>Total</b>	<b>0.2308</b>	<b>0.1430</b>	<b>1.7652</b>	<b>5.0300e-003</b>	<b>132.8018</b>	<b>3.0600e-003</b>	<b>132.8048</b>	<b>13.2939</b>	<b>2.8200e-003</b>	<b>13.2967</b>		<b>501.2700</b>	<b>501.2700</b>	<b>0.0143</b>		<b>501.6264</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.4 Grading - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					12.5061	0.0000	12.5061	6.5241	0.0000	6.5241			0.0000			0.0000
Off-Road	25.7525	293.3760	179.2599	0.3463		12.7510	12.7510		11.7309	11.7309	0.0000	34,294.03 09	34,294.03 09	10.8503		34,565.28 76
<b>Total</b>	<b>25.7525</b>	<b>293.3760</b>	<b>179.2599</b>	<b>0.3463</b>	<b>12.5061</b>	<b>12.7510</b>	<b>25.2571</b>	<b>6.5241</b>	<b>11.7309</b>	<b>18.2550</b>	<b>0.0000</b>	<b>34,294.03 09</b>	<b>34,294.03 09</b>	<b>10.8503</b>		<b>34,565.28 76</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2308	0.1430	1.7652	5.0300e-003	40.0854	3.0600e-003	40.0885	4.0545	2.8200e-003	4.0573		501.2700	501.2700	0.0143		501.6264
<b>Total</b>	<b>0.2308</b>	<b>0.1430</b>	<b>1.7652</b>	<b>5.0300e-003</b>	<b>40.0854</b>	<b>3.0600e-003</b>	<b>40.0885</b>	<b>4.0545</b>	<b>2.8200e-003</b>	<b>4.0573</b>		<b>501.2700</b>	<b>501.2700</b>	<b>0.0143</b>		<b>501.6264</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.5 Vendor Trips - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0723	1.2215	0.4327	2.6700e-003	36.5047	0.0212	36.5259	3.6598	0.0203	3.6801		277.9040	277.9040	6.3600e-003		278.0631
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0723</b>	<b>1.2215</b>	<b>0.4327</b>	<b>2.6700e-003</b>	<b>36.5047</b>	<b>0.0212</b>	<b>36.5259</b>	<b>3.6598</b>	<b>0.0203</b>	<b>3.6801</b>		<b>277.9040</b>	<b>277.9040</b>	<b>6.3600e-003</b>		<b>278.0631</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.5 Vendor Trips - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0723	1.2215	0.4327	2.6700e-003	6.7708	0.0212	6.7920	0.6918	0.0203	0.7121		277.9040	277.9040	6.3600e-003		278.0631
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0723</b>	<b>1.2215</b>	<b>0.4327</b>	<b>2.6700e-003</b>	<b>6.7708</b>	<b>0.0212</b>	<b>6.7920</b>	<b>0.6918</b>	<b>0.0203</b>	<b>0.7121</b>		<b>277.9040</b>	<b>277.9040</b>	<b>6.3600e-003</b>		<b>278.0631</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.5 Vendor Trips - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0536	1.0456	0.3587	2.6600e-003	36.5047	0.0136	36.5183	3.6598	0.0130	3.6728		276.8188	276.8188	5.1600e-003		276.9479
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0536</b>	<b>1.0456</b>	<b>0.3587</b>	<b>2.6600e-003</b>	<b>36.5047</b>	<b>0.0136</b>	<b>36.5183</b>	<b>3.6598</b>	<b>0.0130</b>	<b>3.6728</b>		<b>276.8188</b>	<b>276.8188</b>	<b>5.1600e-003</b>		<b>276.9479</b>



## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.5 Vendor Trips - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0536	1.0456	0.3587	2.6600e-003	6.7708	0.0136	6.7844	0.6918	0.0130	0.7048		276.8188	276.8188	5.1600e-003		276.9479
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0536</b>	<b>1.0456</b>	<b>0.3587</b>	<b>2.6600e-003</b>	<b>6.7708</b>	<b>0.0136</b>	<b>6.7844</b>	<b>0.6918</b>	<b>0.0130</b>	<b>0.7048</b>		<b>276.8188</b>	<b>276.8188</b>	<b>5.1600e-003</b>		<b>276.9479</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.6 Worker Commute array inst - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.2752	3.2693	40.3465	0.1150	998.7421	0.0699	998.8120	101.2873	0.0644	101.3516		11,457.6005	11,457.6005	0.3258		11,465.7452
<b>Total</b>	<b>5.2752</b>	<b>3.2693</b>	<b>40.3465</b>	<b>0.1150</b>	<b>998.7421</b>	<b>0.0699</b>	<b>998.8120</b>	<b>101.2873</b>	<b>0.0644</b>	<b>101.3516</b>		<b>11,457.6005</b>	<b>11,457.6005</b>	<b>0.3258</b>		<b>11,465.7452</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.6 Worker Commute array inst - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.2752	3.2693	40.3465	0.1150	191.4225	0.0699	191.4923	20.7025	0.0644	20.7669		11,457.6005	11,457.6005	0.3258		11,465.7452
<b>Total</b>	<b>5.2752</b>	<b>3.2693</b>	<b>40.3465</b>	<b>0.1150</b>	<b>191.4225</b>	<b>0.0699</b>	<b>191.4923</b>	<b>20.7025</b>	<b>0.0644</b>	<b>20.7669</b>		<b>11,457.6005</b>	<b>11,457.6005</b>	<b>0.3258</b>		<b>11,465.7452</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.6 Worker Commute array inst - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.7923	2.8765	36.0752	0.1113	998.7421	0.0681	998.8102	101.2873	0.0628	101.3500		11,092.124 1	11,092.124 1	0.2843		11,099.23 14
<b>Total</b>	<b>4.7923</b>	<b>2.8765</b>	<b>36.0752</b>	<b>0.1113</b>	<b>998.7421</b>	<b>0.0681</b>	<b>998.8102</b>	<b>101.2873</b>	<b>0.0628</b>	<b>101.3500</b>		<b>11,092.12 41</b>	<b>11,092.12 41</b>	<b>0.2843</b>		<b>11,099.23 14</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.6 Worker Commute array inst - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.7923	2.8765	36.0752	0.1113	191.4225	0.0681	191.4906	20.7025	0.0628	20.7653		11,092.1241	11,092.1241	0.2843		11,099.2314
<b>Total</b>	<b>4.7923</b>	<b>2.8765</b>	<b>36.0752</b>	<b>0.1113</b>	<b>191.4225</b>	<b>0.0681</b>	<b>191.4906</b>	<b>20.7025</b>	<b>0.0628</b>	<b>20.7653</b>		<b>11,092.1241</b>	<b>11,092.1241</b>	<b>0.2843</b>		<b>11,099.2314</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.7 Solar Array Install - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	17.6534	164.3981	121.5907	0.2330		8.9874	8.9874		8.3987	8.3987		22,698.6946	22,698.6946	6.2386		22,854.6584
<b>Total</b>	<b>17.6534</b>	<b>164.3981</b>	<b>121.5907</b>	<b>0.2330</b>		<b>8.9874</b>	<b>8.9874</b>		<b>8.3987</b>	<b>8.3987</b>		<b>22,698.6946</b>	<b>22,698.6946</b>	<b>6.2386</b>		<b>22,854.6584</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0800e-003	0.0374	5.1300e-003	1.1000e-004	1.1403	1.4000e-004	1.1404	0.1142	1.3000e-004	0.1143		11.2243	11.2243	6.3000e-004		11.2399
Vendor	0.2313	3.9087	1.3847	8.5400e-003	71.6198	0.0679	71.6877	7.1917	0.0650	7.2567		889.2928	889.2928	0.0204		889.8018
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.2324</b>	<b>3.9461</b>	<b>1.3898</b>	<b>8.6500e-003</b>	<b>72.7601</b>	<b>0.0681</b>	<b>72.8282</b>	<b>7.3058</b>	<b>0.0651</b>	<b>7.3709</b>		<b>900.5171</b>	<b>900.5171</b>	<b>0.0210</b>		<b>901.0417</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.7 Solar Array Install - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	17.6534	164.3981	121.5907	0.2330		8.9874	8.9874		8.3987	8.3987	0.0000	22,698.6946	22,698.6946	6.2386		22,854.6584
<b>Total</b>	<b>17.6534</b>	<b>164.3981</b>	<b>121.5907</b>	<b>0.2330</b>		<b>8.9874</b>	<b>8.9874</b>		<b>8.3987</b>	<b>8.3987</b>	<b>0.0000</b>	<b>22,698.6946</b>	<b>22,698.6946</b>	<b>6.2386</b>		<b>22,854.6584</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0800e-003	0.0374	5.1300e-003	1.1000e-004	0.3442	1.4000e-004	0.3444	0.0348	1.3000e-004	0.0350		11.2243	11.2243	6.3000e-004		11.2399
Vendor	0.2313	3.9087	1.3847	8.5400e-003	21.6665	0.0679	21.7345	2.2137	0.0650	2.2787		889.2928	889.2928	0.0204		889.8018
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.2324</b>	<b>3.9461</b>	<b>1.3898</b>	<b>8.6500e-003</b>	<b>22.0108</b>	<b>0.0681</b>	<b>22.0788</b>	<b>2.2485</b>	<b>0.0651</b>	<b>2.3136</b>		<b>900.5171</b>	<b>900.5171</b>	<b>0.0210</b>		<b>901.0417</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.7 Solar Array Install - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	16.0082	148.1213	118.6267	0.2329		7.8038	7.8038		7.2928	7.2928		22,289.93 26	22,289.93 26	6.1947		22,444.801 1
<b>Total</b>	<b>16.0082</b>	<b>148.1213</b>	<b>118.6267</b>	<b>0.2329</b>		<b>7.8038</b>	<b>7.8038</b>		<b>7.2928</b>	<b>7.2928</b>		<b>22,289.93 26</b>	<b>22,289.93 26</b>	<b>6.1947</b>		<b>22,444.80 11</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0100e-003	0.0350	4.8800e-003	1.1000e-004	1.2108	1.2000e-004	1.2109	0.1212	1.1000e-004	0.1213		11.0922	11.0922	5.9000e-004		11.1069
Vendor	0.1716	3.3458	1.1478	8.5000e-003	71.6198	0.0435	71.6633	7.1917	0.0416	7.2333		885.8203	885.8203	0.0165		886.2331
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.1726</b>	<b>3.3807</b>	<b>1.1527</b>	<b>8.6100e-003</b>	<b>72.8306</b>	<b>0.0436</b>	<b>72.8742</b>	<b>7.3129</b>	<b>0.0417</b>	<b>7.3546</b>		<b>896.9125</b>	<b>896.9125</b>	<b>0.0171</b>		<b>897.3400</b>



## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.7 Solar Array Install - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	16.0082	148.1213	118.6267	0.2329		7.8038	7.8038		7.2928	7.2928	0.0000	22,289.93 26	22,289.93 26	6.1947		22,444.801 1
<b>Total</b>	<b>16.0082</b>	<b>148.1213</b>	<b>118.6267</b>	<b>0.2329</b>		<b>7.8038</b>	<b>7.8038</b>		<b>7.2928</b>	<b>7.2928</b>	<b>0.0000</b>	<b>22,289.93 26</b>	<b>22,289.93 26</b>	<b>6.1947</b>		<b>22,444.80 11</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0100e-003	0.0350	4.8800e-003	1.1000e-004	0.3655	1.2000e-004	0.3656	0.0370	1.1000e-004	0.0371		11.0922	11.0922	5.9000e-004		11.1069
Vendor	0.1716	3.3458	1.1478	8.5000e-003	21.6665	0.0435	21.7100	2.2137	0.0416	2.2553		885.8203	885.8203	0.0165		886.2331
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.1726</b>	<b>3.3807</b>	<b>1.1527</b>	<b>8.6100e-003</b>	<b>22.0320</b>	<b>0.0436</b>	<b>22.0756</b>	<b>2.2507</b>	<b>0.0417</b>	<b>2.2924</b>		<b>896.9125</b>	<b>896.9125</b>	<b>0.0171</b>		<b>897.3400</b>

sPower-Raceway - Kern-Mojave Desert County, Summer

### 3.8 Paving - none - 2020

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

sPower-Raceway - Kern-Mojave Desert County, Summer

### 3.8 Paving - none - 2020

### Mitigated Construction On-Site

[illegible]

### Mitigated Construction Off-Site

[illegible]

sPower-Raceway - Kern-Mojave Desert County, Summer

### 3.9 Architectural Coating - none - 2020

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Summer

**3.9 Architectural Coating - none - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

## sPower-Raceway - Kern-Mojave Desert County, Summer

**4.1 Mitigation Measures Mobile**

Implement Trip Reduction Program

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

**4.2 Trip Summary Information**

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	14.70	6.60	6.60	59.00	28.00	13.00	92	5	3

**4.4 Fleet Mix**

## sPower-Raceway - Kern-Mojave Desert County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.000000	0.500000	0.000000	0.000000	0.000000	0.000000	0.500000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

## 5.0 Energy Detail

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Historical Energy Use: N

## 5.1 Mitigation Measures Energy

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

## sPower-Raceway - Kern-Mojave Desert County, Summer

**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**



## sPower-Raceway - Kern-Mojave Desert County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
Unmitigated	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480

## 6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
<b>Total</b>	<b>0.7732</b>	<b>0.0759</b>	<b>8.2777</b>	<b>6.2000e-004</b>		<b>0.0296</b>	<b>0.0296</b>		<b>0.0296</b>	<b>0.0296</b>		<b>17.6745</b>	<b>17.6745</b>	<b>0.0469</b>		<b>18.8480</b>

## sPower-Raceway - Kern-Mojave Desert County, Summer

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
<b>Total</b>	<b>0.7732</b>	<b>0.0759</b>	<b>8.2777</b>	<b>6.2000e-004</b>		<b>0.0296</b>	<b>0.0296</b>		<b>0.0296</b>	<b>0.0296</b>		<b>17.6745</b>	<b>17.6745</b>	<b>0.0469</b>		<b>18.8480</b>

**7.0 Water Detail****7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Off-Highway Trucks	4	8.00	40	402	0.38	Diesel
Pressure Washers	4	10.00	40	13	0.30	Diesel

## sPower-Raceway - Kern-Mojave Desert County, Summer

**UnMitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Off-Highway Trucks	2.4236	21.0535	14.4174	0.0528		0.7722	0.7722		0.7105	0.7105		5,114.0920	5,114.0920	1.6540		5,155.4420
Pressure Washers	0.2181	1.5274	1.2144	2.7500e-003		0.0691	0.0691		0.0691	0.0691		195.4500	195.4500	0.0196		195.9401
<b>Total</b>	<b>2.6417</b>	<b>22.5808</b>	<b>15.6318</b>	<b>0.0556</b>		<b>0.8414</b>	<b>0.8414</b>		<b>0.7796</b>	<b>0.7796</b>		<b>5,309.5420</b>	<b>5,309.5420</b>	<b>1.6736</b>		<b>5,351.3821</b>

**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

sPower-Raceway - Kern-Mojave Desert County, Winter

**sPower-Raceway**  
**Kern-Mojave Desert County, Winter**

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	80,760.00	1000sqft	1,853.99	0.00	0

### 1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	32
Climate Zone	7			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

### 1.3 User Entered Comments & Non-Default Data

## sPower-Raceway - Kern-Mojave Desert County, Winter

Project Characteristics - includes input data updates from sPower dated 12/12/17.

Additional mitigation applied by adjusting % effectiveness of soil stabilizer on unpaved roads from 5% to 70%.

Land Use - Acreage based on project description. No building square feet only solar panels to be installed

Construction Phase - Based on project description construction begins June 2019, ends June 2020. Project operational in 4th quarter. First full year operation 2021.

Off-road Equipment - no coating activity.

Off-road Equipment - no architectural coating

Off-road Equipment - no demolition

Off-road Equipment - scaled up from smaller solar project. Crews work in shifts between 6am and 6pm.

Off-road Equipment - no paving

Off-road Equipment - scaled up from smaller solar project. Work crews operate in shifts between 6am and 6pm.

Off-road Equipment - Crews work in shifts 6am to 6pm.

Off-road Equipment - No off-road equipment for this phase. Captured in Trips and VMT screen.

Off-road Equipment - no off road emissions for this phase, captured under Trips and VMT

Vehicle Trips - no trips

Road Dust - % pave based on roads in project area, mean vehicle speed mitigation measure

Energy Use - project will not use energy from outside sources

Construction Off-road Equipment Mitigation -

Landscape Equipment - no landscaping

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Parking	250	0
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	0.5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10,000.00	0.00
tblConstructionPhase	NumDays	6,000.00	25.00
tblConstructionPhase	NumDays	15,500.00	25.00
tblConstructionPhase	NumDays	155,000.00	150.00

## sPower-Raceway - Kern-Mojave Desert County, Winter

tblConstructionPhase	NumDays	155,000.00	200.00
tblConstructionPhase	NumDays	155,000.00	200.00
tblConstructionPhase	NumDays	11,000.00	0.00
tblConstructionPhase	NumDays	11,000.00	0.00
tblEnergyUse	LightingElect	0.65	0.00
tblEnergyUse	NT24E	1.31	0.00
tblEnergyUse	NT24NG	0.12	0.00
tblEnergyUse	T24E	0.40	0.00
tblEnergyUse	T24NG	16.68	0.00
tblFleetMix	HHD	0.15	0.00
tblFleetMix	LDA	0.48	0.00
tblFleetMix	LDT1	0.03	0.50
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.3210e-003	0.00
tblFleetMix	MCY	5.9160e-003	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	8.7700e-004	0.00
tblFleetMix	MHD	0.02	0.50
tblFleetMix	OBUS	1.6260e-003	0.00
tblFleetMix	SBUS	9.5000e-004	0.00
tblFleetMix	UBUS	1.7240e-003	0.00
tblGrading	AcresOfGrading	312.50	93.00
tblGrading	AcresOfGrading	0.00	93.00
tblGrading	MeanVehicleSpeed	7.10	5.00
tblGrading	MeanVehicleSpeed	7.10	5.00
tblLandUse	LandUseSquareFeet	80,760,000.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Winter

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	12.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	12.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	8.00

## sPower-Raceway - Kern-Mojave Desert County, Winter

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	7.00	0.00



## sPower-Raceway - Kern-Mojave Desert County, Winter

tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	10.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	HaulingPercentPave	100.00	55.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	HaulingPercentPave	100.00	95.00
tblOnRoadDust	HaulingPercentPave	100.00	75.00
tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
tblOnRoadDust	MeanVehicleSpeed	40.00	15.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	VendorPercentPave	100.00	95.00
tblOnRoadDust	VendorPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOnRoadDust	WorkerPercentPave	100.00	95.00
tblOnRoadDust	WorkerPercentPave	100.00	75.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	40.00

## sPower-Raceway - Kern-Mojave Desert County, Winter

tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	40.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	10.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblRoadDust	MeanVehicleSpeed	40	15
tblRoadDust	RoadPercentPave	100	75
tblSolidWaste	SolidWasteGenerationRate	100,142.40	0.00
tblTripsAndVMT	HaulingTripNumber	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	0.00	26.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorTripNumber	0.00	48.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	MHDT
tblTripsAndVMT	WorkerTripNumber	75.00	160.00
tblTripsAndVMT	WorkerTripNumber	88.00	35.00
tblTripsAndVMT	WorkerTripNumber	0.00	800.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblWater	AerobicPercent	87.46	33.00
tblWater	AnaDigestCogenCombDigestGasPercent	0.00	50.00
tblWater	AnaDigestCombDigestGasPercent	100.00	50.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	34.00
tblWater	ElectricityIntensityFactorForWastewaterTreatment	1,911.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Winter

tblWater	ElectricityIntensityFactorToDistribute	1,272.00	0.00
tblWater	ElectricityIntensityFactorToSupply	9,727.00	0.00
tblWater	ElectricityIntensityFactorToTreat	111.00	0.00
tblWater	IndoorWaterUseRate	18,675,750,000.00	0.00
tblWater	OutdoorWaterUseRate	0.00	5,734,977.00
tblWater	SepticTankPercent	10.33	33.00

## 2.0 Emissions Summary

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## sPower-Raceway - Kern-Mojave Desert County, Winter

**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	50.5409	541.5843	307.9737	0.5967	1,108.0069	25.3977	1,117.1540	119.7758	23.3668	143.1426	0.0000	59,139.8334	59,139.8334	17.9180	0.0000	59,587.7840
2020	20.9281	156.0191	149.0065	0.3408	1,108.0774	7.9296	1,116.0070	112.2599	7.4107	119.6705	0.0000	33,098.1155	33,098.1155	6.4582	0.0000	33,259.5707
Maximum	50.5409	541.5843	307.9737	0.5967	1,108.0774	25.3977	1,117.1540	119.7758	23.3668	143.1426	0.0000	59,139.8334	59,139.8334	17.9180	0.0000	59,587.7840

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	50.5409	541.5843	307.9737	0.5967	261.9451	25.3977	287.3428	39.6543	23.3668	63.0211	0.0000	59,139.8333	59,139.8333	17.9180	0.0000	59,587.7840
2020	20.9281	156.0191	149.0065	0.3408	220.2253	7.9296	228.1549	23.6450	7.4107	31.0556	0.0000	33,098.1154	33,098.1154	6.4582	0.0000	33,259.5706
Maximum	50.5409	541.5843	307.9737	0.5967	261.9451	25.3977	287.3428	39.6543	23.3668	63.0211	0.0000	59,139.8333	59,139.8333	17.9180	0.0000	59,587.7840

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	78.24	0.00	76.92	72.72	0.00	64.20	0.00	0.00	0.00	0.00	0.00	0.00

## sPower-Raceway - Kern-Mojave Desert County, Winter

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Offroad	2.6416	22.5808	15.6318	0.0556		0.8414	0.8414		0.7796	0.7796		5,309.5420	5,309.5420	1.6736		5,351.3821
<b>Total</b>	<b>3.4148</b>	<b>22.6568</b>	<b>23.9095</b>	<b>0.0562</b>	<b>0.0000</b>	<b>0.8710</b>	<b>0.8710</b>	<b>0.0000</b>	<b>0.8092</b>	<b>0.8092</b>		<b>5,327.2166</b>	<b>5,327.2166</b>	<b>1.7205</b>	<b>0.0000</b>	<b>5,370.2301</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Offroad	2.6416	22.5808	15.6318	0.0556		0.8414	0.8414		0.7796	0.7796		5,309.5420	5,309.5420	1.6736		5,351.3821
<b>Total</b>	<b>3.4148</b>	<b>22.6568</b>	<b>23.9095</b>	<b>0.0562</b>	<b>0.0000</b>	<b>0.8710</b>	<b>0.8710</b>	<b>0.0000</b>	<b>0.8092</b>	<b>0.8092</b>		<b>5,327.2166</b>	<b>5,327.2166</b>	<b>1.7205</b>	<b>0.0000</b>	<b>5,370.2301</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**3.0 Construction Detail****Construction Phase**

## sPower-Raceway - Kern-Mojave Desert County, Winter

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition - none	Demolition	6/3/2019	6/2/2019	5	0	
2	Site Preparation	Site Preparation	6/3/2019	7/5/2019	5	25	
3	Grading	Grading	7/5/2019	8/8/2019	5	25	
4	Vendor Trips	Building Construction	7/5/2019	1/30/2020	5	150	material deliveries
5	Worker Commute array inst	Building Construction	8/9/2019	5/14/2020	5	200	worker commutes
6	Solar Array Install	Building Construction	8/9/2019	5/14/2020	5	200	Solar array installation
7	Paving - none	Paving	5/15/2020	5/14/2020	5	0	
8	Architectural Coating - none	Architectural Coating	5/15/2020	5/14/2020	5	0	

**Acres of Grading (Site Preparation Phase): 93**

**Acres of Grading (Grading Phase): 93**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition - none	Air Compressors	0	0.00	78	0.48
Demolition - none	Concrete/Industrial Saws	0	0.00	81	0.73
Demolition - none	Excavators	0	0.00	158	0.38
Demolition - none	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Off-Highway Trucks	2	10.00	402	0.38
Site Preparation	Rubber Tired Dozers	6	10.00	247	0.40
Site Preparation	Rubber Tired Dozers	6	10.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	8	10.00	97	0.37

## sPower-Raceway - Kern-Mojave Desert County, Winter

Site Preparation	Tractors/Loaders/Backhoes	8	10.00	97	0.37
Grading	Excavators	8	10.00	158	0.38
Grading	Graders	4	10.00	187	0.41
Grading	Off-Highway Trucks	2	10.00	402	0.38
Grading	Rollers	1	10.00	80	0.38
Grading	Rubber Tired Dozers	4	10.00	247	0.40
Grading	Scrapers	8	10.00	367	0.48
Grading	Tractors/Loaders/Backhoes	8	10.00	97	0.37
Vendor Trips	Cranes	0	0.00	231	0.29
Vendor Trips	Forklifts	0	0.00	89	0.20
Vendor Trips	Generator Sets	0	0.00	84	0.74
Vendor Trips	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Vendor Trips	Welders	0	0.00	46	0.45
Worker Commute array inst	Cranes	0	0.00	231	0.29
Worker Commute array inst	Forklifts	0	0.00	89	0.20
Worker Commute array inst	Generator Sets	0	0.00	84	0.74
Worker Commute array inst	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Worker Commute array inst	Welders	0	0.00	46	0.45
Solar Array Install	Cranes	4	10.00	231	0.29
Solar Array Install	Forklifts	12	10.00	89	0.20
Solar Array Install	Generator Sets	4	10.00	84	0.74
Solar Array Install	Off-Highway Trucks	5	10.00	402	0.38
Solar Array Install	Other General Industrial Equipment	4	5.00	88	0.34
Solar Array Install	Tractors/Loaders/Backhoes	12	10.00	97	0.37
Solar Array Install	Welders	4	10.00	46	0.45
Paving - none	Pavers	0	0.00	130	0.42
Paving - none	Paving Equipment	0	0.00	132	0.36



## sPower-Raceway - Kern-Mojave Desert County, Winter

Paving - none	Rollers	0	0.00	80	0.38
Architectural Coating - none	Air Compressors	0	0.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	30	160.00	2.00	1.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Grading	35	35.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Vendor Trips	0	0.00	15.00	0.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Worker Commute	0	800.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Solar Array Install	45	0.00	48.00	26.00	16.80	6.60	20.00	LD_Mix	MHDT	HHDT
Paving - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating - none	0	0.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

## sPower-Raceway - Kern-Mojave Desert County, Winter

### 3.2 Demolition - none - 2019

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Winter

### 3.2 Demolition - none - 2019

### Mitigated Construction On-Site

[illegible]

### Mitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.3 Site Preparation - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					47.1221	0.0000	47.1221	25.0040	0.0000	25.0040			0.0000			0.0000
Off-Road	23.4498	245.8376	120.3070	0.2230		12.6054	12.6054		11.5970	11.5970		22,101.5933	22,101.5933	6.9927		22,276.4110
<b>Total</b>	<b>23.4498</b>	<b>245.8376</b>	<b>120.3070</b>	<b>0.2230</b>	<b>47.1221</b>	<b>12.6054</b>	<b>59.7276</b>	<b>25.0040</b>	<b>11.5970</b>	<b>36.6010</b>		<b>22,101.5933</b>	<b>22,101.5933</b>	<b>6.9927</b>		<b>22,276.4110</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.5000e-004	0.0118	1.8000e-003	3.0000e-005	0.1808	4.0000e-005	0.1808	0.0181	4.0000e-005	0.0182		3.3711	3.3711	2.2000e-004		3.3765
Vendor	9.8200e-003	0.1701	0.0631	3.5000e-004	2.9842	2.8500e-003	2.9870	0.2997	2.7200e-003	0.3024		36.9441	36.9441	8.9000e-004		36.9663
Worker	1.0296	0.7492	6.4561	0.0200	607.0937	0.0140	607.1077	60.7720	0.0129	60.7849		1,991.2315	1,991.2315	0.0552		1,992.6119
<b>Total</b>	<b>1.0398</b>	<b>0.9311</b>	<b>6.5211</b>	<b>0.0204</b>	<b>610.2587</b>	<b>0.0169</b>	<b>610.2755</b>	<b>61.0898</b>	<b>0.0156</b>	<b>61.1054</b>		<b>2,031.5467</b>	<b>2,031.5467</b>	<b>0.0563</b>		<b>2,032.9546</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.3 Site Preparation - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.3776	0.0000	18.3776	9.7516	0.0000	9.7516			0.0000			0.0000
Off-Road	23.4498	245.8376	120.3070	0.2230		12.6054	12.6054		11.5970	11.5970	0.0000	22,101.5932	22,101.5932	6.9927		22,276.4110
<b>Total</b>	<b>23.4498</b>	<b>245.8376</b>	<b>120.3070</b>	<b>0.2230</b>	<b>18.3776</b>	<b>12.6054</b>	<b>30.9831</b>	<b>9.7516</b>	<b>11.5970</b>	<b>21.3485</b>	<b>0.0000</b>	<b>22,101.5932</b>	<b>22,101.5932</b>	<b>6.9927</b>		<b>22,276.4110</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.5000e-004	0.0118	1.8000e-003	3.0000e-005	0.0546	4.0000e-005	0.0547	5.5500e-003	4.0000e-005	5.5900e-003		3.3711	3.3711	2.2000e-004		3.3765
Vendor	9.8200e-003	0.1701	0.0631	3.5000e-004	0.9028	2.8500e-003	0.9056	0.0922	2.7200e-003	0.0950		36.9441	36.9441	8.9000e-004		36.9663
Worker	1.0296	0.7492	6.4561	0.0200	183.2477	0.0140	183.2617	18.5347	0.0129	18.5475		1,991.2315	1,991.2315	0.0552		1,992.6119
<b>Total</b>	<b>1.0398</b>	<b>0.9311</b>	<b>6.5211</b>	<b>0.0204</b>	<b>184.2051</b>	<b>0.0169</b>	<b>184.2220</b>	<b>18.6324</b>	<b>0.0156</b>	<b>18.6481</b>		<b>2,031.5467</b>	<b>2,031.5467</b>	<b>0.0563</b>		<b>2,032.9546</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.4 Grading - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					32.0669	0.0000	32.0669	16.7284	0.0000	16.7284			0.0000			0.0000
Off-Road	25.7525	293.3760	179.2599	0.3463		12.7510	12.7510		11.7309	11.7309		34,294.03 09	34,294.03 09	10.8503		34,565.28 76
<b>Total</b>	<b>25.7525</b>	<b>293.3760</b>	<b>179.2599</b>	<b>0.3463</b>	<b>32.0669</b>	<b>12.7510</b>	<b>44.8179</b>	<b>16.7284</b>	<b>11.7309</b>	<b>28.4593</b>		<b>34,294.03 09</b>	<b>34,294.03 09</b>	<b>10.8503</b>		<b>34,565.28 76</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2252	0.1639	1.4123	4.3700e-003	132.8018	3.0600e-003	132.8048	13.2939	2.8200e-003	13.2967		435.5819	435.5819	0.0121		435.8838
<b>Total</b>	<b>0.2252</b>	<b>0.1639</b>	<b>1.4123</b>	<b>4.3700e-003</b>	<b>132.8018</b>	<b>3.0600e-003</b>	<b>132.8048</b>	<b>13.2939</b>	<b>2.8200e-003</b>	<b>13.2967</b>		<b>435.5819</b>	<b>435.5819</b>	<b>0.0121</b>		<b>435.8838</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.4 Grading - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					12.5061	0.0000	12.5061	6.5241	0.0000	6.5241			0.0000			0.0000
Off-Road	25.7525	293.3760	179.2599	0.3463		12.7510	12.7510		11.7309	11.7309	0.0000	34,294.03 09	34,294.03 09	10.8503		34,565.28 76
<b>Total</b>	<b>25.7525</b>	<b>293.3760</b>	<b>179.2599</b>	<b>0.3463</b>	<b>12.5061</b>	<b>12.7510</b>	<b>25.2571</b>	<b>6.5241</b>	<b>11.7309</b>	<b>18.2550</b>	<b>0.0000</b>	<b>34,294.03 09</b>	<b>34,294.03 09</b>	<b>10.8503</b>		<b>34,565.28 76</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2252	0.1639	1.4123	4.3700e-003	40.0854	3.0600e-003	40.0885	4.0545	2.8200e-003	4.0573		435.5819	435.5819	0.0121		435.8838
<b>Total</b>	<b>0.2252</b>	<b>0.1639</b>	<b>1.4123</b>	<b>4.3700e-003</b>	<b>40.0854</b>	<b>3.0600e-003</b>	<b>40.0885</b>	<b>4.0545</b>	<b>2.8200e-003</b>	<b>4.0573</b>		<b>435.5819</b>	<b>435.5819</b>	<b>0.0121</b>		<b>435.8838</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.5 Vendor Trips - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0737	1.2758	0.4735	2.6600e-003	36.5047	0.0214	36.5260	3.6598	0.0204	3.6802		277.0806	277.0806	6.6500e-003		277.2469
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0737</b>	<b>1.2758</b>	<b>0.4735</b>	<b>2.6600e-003</b>	<b>36.5047</b>	<b>0.0214</b>	<b>36.5260</b>	<b>3.6598</b>	<b>0.0204</b>	<b>3.6802</b>		<b>277.0806</b>	<b>277.0806</b>	<b>6.6500e-003</b>		<b>277.2469</b>



## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.5 Vendor Trips - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0737	1.2758	0.4735	2.6600e-003	6.7708	0.0214	6.7922	0.6918	0.0204	0.7122		277.0806	277.0806	6.6500e-003		277.2469
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0737</b>	<b>1.2758</b>	<b>0.4735</b>	<b>2.6600e-003</b>	<b>6.7708</b>	<b>0.0214</b>	<b>6.7922</b>	<b>0.6918</b>	<b>0.0204</b>	<b>0.7122</b>		<b>277.0806</b>	<b>277.0806</b>	<b>6.6500e-003</b>		<b>277.2469</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.5 Vendor Trips - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0549	1.0879	0.3958	2.6500e-003	36.5047	0.0137	36.5184	3.6598	0.0131	3.6729		275.9973	275.9973	5.4300e-003		276.1331
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0549</b>	<b>1.0879</b>	<b>0.3958</b>	<b>2.6500e-003</b>	<b>36.5047</b>	<b>0.0137</b>	<b>36.5184</b>	<b>3.6598</b>	<b>0.0131</b>	<b>3.6729</b>		<b>275.9973</b>	<b>275.9973</b>	<b>5.4300e-003</b>		<b>276.1331</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.5 Vendor Trips - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0549	1.0879	0.3958	2.6500e-003	6.7708	0.0137	6.7845	0.6918	0.0131	0.7049		275.9973	275.9973	5.4300e-003		276.1331
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0549</b>	<b>1.0879</b>	<b>0.3958</b>	<b>2.6500e-003</b>	<b>6.7708</b>	<b>0.0137</b>	<b>6.7845</b>	<b>0.6918</b>	<b>0.0131</b>	<b>0.7049</b>		<b>275.9973</b>	<b>275.9973</b>	<b>5.4300e-003</b>		<b>276.1331</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.6 Worker Commute array inst - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.1480	3.7459	32.2806	0.0999	998.7421	0.0699	998.8120	101.2873	0.0644	101.3516		9,956.1573	9,956.1573	0.2761		9,963.0593
<b>Total</b>	<b>5.1480</b>	<b>3.7459</b>	<b>32.2806</b>	<b>0.0999</b>	<b>998.7421</b>	<b>0.0699</b>	<b>998.8120</b>	<b>101.2873</b>	<b>0.0644</b>	<b>101.3516</b>		<b>9,956.1573</b>	<b>9,956.1573</b>	<b>0.2761</b>		<b>9,963.0593</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.6 Worker Commute array inst - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.1480	3.7459	32.2806	0.0999	191.4225	0.0699	191.4923	20.7025	0.0644	20.7669		9,956.1573	9,956.1573	0.2761		9,963.0593
<b>Total</b>	<b>5.1480</b>	<b>3.7459</b>	<b>32.2806</b>	<b>0.0999</b>	<b>191.4225</b>	<b>0.0699</b>	<b>191.4923</b>	<b>20.7025</b>	<b>0.0644</b>	<b>20.7669</b>		<b>9,956.1573</b>	<b>9,956.1573</b>	<b>0.2761</b>		<b>9,963.0593</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.6 Worker Commute array inst - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.6884	3.2927	28.7117	0.0967	998.7421	0.0681	998.8102	101.2873	0.0628	101.3500		9,638.1686	9,638.1686	0.2400		9,644.1684
<b>Total</b>	<b>4.6884</b>	<b>3.2927</b>	<b>28.7117</b>	<b>0.0967</b>	<b>998.7421</b>	<b>0.0681</b>	<b>998.8102</b>	<b>101.2873</b>	<b>0.0628</b>	<b>101.3500</b>		<b>9,638.1686</b>	<b>9,638.1686</b>	<b>0.2400</b>		<b>9,644.1684</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.6 Worker Commute array inst - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.6884	3.2927	28.7117	0.0967	191.4225	0.0681	191.4906	20.7025	0.0628	20.7653		9,638.1686	9,638.1686	0.2400		9,644.1684
<b>Total</b>	<b>4.6884</b>	<b>3.2927</b>	<b>28.7117</b>	<b>0.0967</b>	<b>191.4225</b>	<b>0.0681</b>	<b>191.4906</b>	<b>20.7025</b>	<b>0.0628</b>	<b>20.7653</b>		<b>9,638.1686</b>	<b>9,638.1686</b>	<b>0.2400</b>		<b>9,644.1684</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.7 Solar Array Install - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	17.6534	164.3981	121.5907	0.2330		8.9874	8.9874		8.3987	8.3987		22,698.6946	22,698.6946	6.2386		22,854.6584
<b>Total</b>	<b>17.6534</b>	<b>164.3981</b>	<b>121.5907</b>	<b>0.2330</b>		<b>8.9874</b>	<b>8.9874</b>		<b>8.3987</b>	<b>8.3987</b>		<b>22,698.6946</b>	<b>22,698.6946</b>	<b>6.2386</b>		<b>22,854.6584</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1200e-003	0.0384	5.8600e-003	1.0000e-004	1.1403	1.4000e-004	1.1404	0.1142	1.4000e-004	0.1143		10.9561	10.9561	7.0000e-004		10.9737
Vendor	0.2358	4.0826	1.5152	8.5200e-003	71.6198	0.0684	71.6882	7.1917	0.0654	7.2571		886.6581	886.6581	0.0213		887.1901
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.2369</b>	<b>4.1210</b>	<b>1.5211</b>	<b>8.6200e-003</b>	<b>72.7601</b>	<b>0.0685</b>	<b>72.8286</b>	<b>7.3058</b>	<b>0.0655</b>	<b>7.3714</b>		<b>897.6142</b>	<b>897.6142</b>	<b>0.0220</b>		<b>898.1638</b>



## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.7 Solar Array Install - 2019****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	17.6534	164.3981	121.5907	0.2330		8.9874	8.9874		8.3987	8.3987	0.0000	22,698.6946	22,698.6946	6.2386		22,854.6584
<b>Total</b>	<b>17.6534</b>	<b>164.3981</b>	<b>121.5907</b>	<b>0.2330</b>		<b>8.9874</b>	<b>8.9874</b>		<b>8.3987</b>	<b>8.3987</b>	<b>0.0000</b>	<b>22,698.6946</b>	<b>22,698.6946</b>	<b>6.2386</b>		<b>22,854.6584</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1200e-003	0.0384	5.8600e-003	1.0000e-004	0.3442	1.4000e-004	0.3444	0.0348	1.4000e-004	0.0350		10.9561	10.9561	7.0000e-004		10.9737
Vendor	0.2358	4.0826	1.5152	8.5200e-003	21.6665	0.0684	21.7349	2.2137	0.0654	2.2791		886.6581	886.6581	0.0213		887.1901
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.2369</b>	<b>4.1210</b>	<b>1.5211</b>	<b>8.6200e-003</b>	<b>22.0108</b>	<b>0.0685</b>	<b>22.0793</b>	<b>2.2485</b>	<b>0.0655</b>	<b>2.3140</b>		<b>897.6142</b>	<b>897.6142</b>	<b>0.0220</b>		<b>898.1638</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.7 Solar Array Install - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	16.0082	148.1213	118.6267	0.2329		7.8038	7.8038		7.2928	7.2928		22,289.93 26	22,289.93 26	6.1947		22,444.80 1
<b>Total</b>	<b>16.0082</b>	<b>148.1213</b>	<b>118.6267</b>	<b>0.2329</b>		<b>7.8038</b>	<b>7.8038</b>		<b>7.2928</b>	<b>7.2928</b>		<b>22,289.93 26</b>	<b>22,289.93 26</b>	<b>6.1947</b>		<b>22,444.80 11</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0400e-003	0.0359	5.5600e-003	1.0000e-004	1.2108	1.2000e-004	1.2109	0.1212	1.1000e-004	0.1213		10.8256	10.8256	6.6000e-004		10.8421
Vendor	0.1756	3.4813	1.2667	8.4800e-003	71.6198	0.0438	71.6636	7.1917	0.0419	7.2336		883.1914	883.1914	0.0174		883.6259
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.1766</b>	<b>3.5172</b>	<b>1.2723</b>	<b>8.5800e-003</b>	<b>72.8306</b>	<b>0.0439</b>	<b>72.8745</b>	<b>7.3129</b>	<b>0.0420</b>	<b>7.3549</b>		<b>894.0170</b>	<b>894.0170</b>	<b>0.0180</b>		<b>894.4680</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.7 Solar Array Install - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	16.0082	148.1213	118.6267	0.2329		7.8038	7.8038		7.2928	7.2928	0.0000	22,289.93 26	22,289.93 26	6.1947		22,444.80 1
<b>Total</b>	<b>16.0082</b>	<b>148.1213</b>	<b>118.6267</b>	<b>0.2329</b>		<b>7.8038</b>	<b>7.8038</b>		<b>7.2928</b>	<b>7.2928</b>	<b>0.0000</b>	<b>22,289.93 26</b>	<b>22,289.93 26</b>	<b>6.1947</b>		<b>22,444.80 11</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0400e-003	0.0359	5.5600e-003	1.0000e-004	0.3655	1.2000e-004	0.3656	0.0370	1.1000e-004	0.0371		10.8256	10.8256	6.6000e-004		10.8421
Vendor	0.1756	3.4813	1.2667	8.4800e-003	21.6665	0.0438	21.7104	2.2137	0.0419	2.2556		883.1914	883.1914	0.0174		883.6259
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.1766</b>	<b>3.5172</b>	<b>1.2723</b>	<b>8.5800e-003</b>	<b>22.0320</b>	<b>0.0439</b>	<b>22.0760</b>	<b>2.2507</b>	<b>0.0420</b>	<b>2.2927</b>		<b>894.0170</b>	<b>894.0170</b>	<b>0.0180</b>		<b>894.4680</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

### 3.8 Paving - none - 2020

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Winter

### 3.8 Paving - none - 2020

### Mitigated Construction On-Site

[illegible]

### Mitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Winter

### 3.9 Architectural Coating - none - 2020

### Unmitigated Construction On-Site

[illegible]

### Unmitigated Construction Off-Site

[illegible]

## sPower-Raceway - Kern-Mojave Desert County, Winter

**3.9 Architectural Coating - none - 2020****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

## sPower-Raceway - Kern-Mojave Desert County, Winter

**4.1 Mitigation Measures Mobile**

Implement Trip Reduction Program

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

**4.2 Trip Summary Information**

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	14.70	6.60	6.60	59.00	28.00	13.00	92	5	3

**4.4 Fleet Mix**



## sPower-Raceway - Kern-Mojave Desert County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.000000	0.500000	0.000000	0.000000	0.000000	0.000000	0.500000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

## 5.0 Energy Detail

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Historical Energy Use: N

## 5.1 Mitigation Measures Energy

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

## sPower-Raceway - Kern-Mojave Desert County, Winter

**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

## sPower-Raceway - Kern-Mojave Desert County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
Unmitigated	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480

## 6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
<b>Total</b>	<b>0.7732</b>	<b>0.0759</b>	<b>8.2777</b>	<b>6.2000e-004</b>		<b>0.0296</b>	<b>0.0296</b>		<b>0.0296</b>	<b>0.0296</b>		<b>17.6745</b>	<b>17.6745</b>	<b>0.0469</b>		<b>18.8480</b>

## sPower-Raceway - Kern-Mojave Desert County, Winter

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.7732	0.0759	8.2777	6.2000e-004		0.0296	0.0296		0.0296	0.0296		17.6745	17.6745	0.0469		18.8480
<b>Total</b>	<b>0.7732</b>	<b>0.0759</b>	<b>8.2777</b>	<b>6.2000e-004</b>		<b>0.0296</b>	<b>0.0296</b>		<b>0.0296</b>	<b>0.0296</b>		<b>17.6745</b>	<b>17.6745</b>	<b>0.0469</b>		<b>18.8480</b>

**7.0 Water Detail****7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Off-Highway Trucks	4	8.00	40	402	0.38	Diesel
Pressure Washers	4	10.00	40	13	0.30	Diesel

## sPower-Raceway - Kern-Mojave Desert County, Winter

**UnMitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Off-Highway Trucks	2.4236	21.0535	14.4174	0.0528		0.7722	0.7722		0.7105	0.7105		5,114.0920	5,114.0920	1.6540		5,155.4420
Pressure Washers	0.2181	1.5274	1.2144	2.7500e-003		0.0691	0.0691		0.0691	0.0691		195.4500	195.4500	0.0196		195.9401
<b>Total</b>	<b>2.6417</b>	<b>22.5808</b>	<b>15.6318</b>	<b>0.0556</b>		<b>0.8414</b>	<b>0.8414</b>		<b>0.7796</b>	<b>0.7796</b>		<b>5,309.5420</b>	<b>5,309.5420</b>	<b>1.6736</b>		<b>5,351.3821</b>

**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

## **Attachment 2**

### **Revised Project Description**

# 1. Project Description

## 1.1 Project Location

The proposed Raceway 2.0 Solar Project (proposed project) consists of six (6) sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project proponent proposes the project be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities (**Table 1**, *Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*), depending upon market conditions. The proposed project includes advanced energy battery storage units.

The proposed project is located within the southern half of Township S 9 N, Range N 13 W of the San Bernardino Meridian and is contained by but does not fully occupy sections W 20, W 21, W 28, W 29, W 32. The proposed project is in the eastern high desert region of unincorporated Kern County and within the jurisdictional boundaries of the Willow Springs Specific Plan and the Kern County Zoning Ordinance. The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West.

Land uses in the region include a mix of undeveloped land, agriculture, residential, recreational and renewable energy projects (solar and wind). Desert vegetation dominates the project site and region. Topography across the project site is relatively flat as the site is located on the bajada of the Tehachapi Mountains, which is an overlapping of alluvial fans with southern trending slope. The major north-south route in the region is SR 14, a four-lane highway located approximately 4 miles east of the proposed project. The major east-west route near the proposed project is SR 58, which is also a four-lane highway, located approximately 14 miles north of the proposed project. Paved and unpaved roadways, generally following section lines, are found throughout the area.

The Assessor Parcel Numbers (APNs) are summarized in Table 1, *Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*. **Table 2**, *Kern County APNs for Generation Tie Lines*, summarizes the APNs for the four generation tie line options.

The power generated by the proposed project would be interconnected to an existing transmission network. The project has five interconnection options as further described in Section 1.3. It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary. Kern County gen-tie assessor's parcels are detailed in **Table 2**.

**Tables 3 through 5** below, detail the Los Angeles County assessor's parcel numbers for property where the generation tie line route shall be installed, should the project be connected to the Big Sky North Substation near the City of Lancaster in Los Angeles County or a future LADWP (Los Angeles Department of Water and Power) substation.

**Table 1. Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage**

	Megawatts (MW)	APNs	Willow Springs Specific Plan Map Code Designation	Zoning	Acres
Raceway Solar 1	15	374-020-42, 374-020-40, 370-020-47, 370-020-48	7.1/4.4	E (2.5) RS MH FPS	92
Raceway Solar 2	20	374-250-04, western third of 374-020-55	7.1 /4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	90
Raceway Solar 3	106	374-210-08, 374-011-13, 374-250-03, 374-250-01, 374- 250-09, 374-250-08	5.6; 5.6/2.85; 7.1/4.4	E (2.5) RS FPS	494
Raceway Solar 4	70	374-011-04, 374-011-11	5.5; 5.6/2.85	A FPS	315
Raceway Solar 5	60	374-440-01, 374-440-02, 374-440-03, 374-440-04, 374-440-05, 374-440-06, 374-440-07, 374-440-08, 374-011-08	5.3/4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	240
Raceway Solar 6	20	374-011-07	5.3/4.4	OS, E 2.5 RS, FPS	80
Total Megawatts	291	Proposed Solar Project Total Acreage			1,311
<u>Willow Springs Specific Plan Map Code Designations</u>		<u>Physical Constraints Overlay</u>			
5.3 = Residential, Maximum 10 units/net acre		2.8 = Military Flight Operations			
5.5 = Residential, Maximum 1 units/net acre		2.85 = Noise Management Area			
5.6 = Residential, Maximum 2.5 gross acres/unit					
7.1 = Light Industrial		<u>Kern County Zone Districts</u>			
7.2 = Service Industrial		A = (Exclusive Agriculture)		MH = Mobile Home Combining	
4.4 = Comprehensive Plan Required		E (2.5) = Estate (2.5 acre minimum)		FPS = Floodplain Combining	
		RS = Residential Suburban Combining			



<b>Table 2. Kern County APNs for Generation Tie Lines</b>						
<b>90th Street West and Rosamond Blvd.</b>			<b>80th Street West</b>	<b>100th Street West &amp; Ave A</b>	<b>110th Street West &amp; Ave A</b>	<b>West Ave A</b>
252-152-25	374-051-14	374-042-39	374-020-53	374-020-40	359-032-08	374-020-38
252-152-26	374-051-15	374-051-01	374-020-55	374-020-46	359-032-13	374-020-49
252-152-27	374-052-15	374-071-23	374-121-01	374-290-01	359-032-14	374-020-50
252-152-28	374-052-16	374-071-25	374-121-16	374-303-01	359-032-17	374-020-53
252-152-29	374-061-01	374-071-28	374-121-17	374-303-02	359-032-27	374-122-25
252-152-30	374-061-02	374-082-03	374-121-32	374-321-05	359-032-28	374-122-26
252-152-31	374-061-03	374-082-08	374-122-01	374-321-06	374-020-40	374-122-27
252-152-32	374-061-04	374-210-01	374-122-16	374-322-01	374-020-46	374-122-28
252-331-15	374-061-05	374-210-04	374-122-17	374-322-04	374-290-01	374-122-29
252-352-05	374-061-07	374-210-08	374-122-32	374-322-05	374-303-01	374-122-30
252-352-22	374-061-08	374-210-12		374-322-08	374-303-02	374-122-31
252-352-23	374-061-09	374-210-14		374-450-08	374-321-05	374-122-32
252-352-24	374-061-10			374-450-09	374-321-06	374-132-25
252-352-33	374-061-12			374-450-13	374-322-01	374-132-26
358-030-21	374-061-14				374-322-04	374-132-27
359-051-22	374-061-16				374-322-05	374-132-28
359-051-24	374-061-17				374-322-08	374-132-29
359-051-25	374-061-18				374-450-08	374-132-30
359-051-26	374-061-19				374-450-09	374-132-31
359-051-27	374-061-21				374-450-13	374-132-32
359-051-28	374-062-01					374-142-25
359-051-29	374-062-03					374-142-26
359-051-31	374-062-21					374-142-27
374-041-32	374-062-22					374-142-28
374-041-33	374-071-01					374-142-29
374-041-34	374-071-05					374-142-30
374-041-35	374-071-08					374-142-31
374-042-01	374-071-14					374-142-32
374-042-02	374-071-16					375-020-01
374-042-03	374-071-17					
374-042-04	374-071-18					
374-042-07						
374-042-08						

**Table 3. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 80th Street West**

3268001001	3268019099	3219015001	3220007070	3220015054	3233002047	3233015017	3229009010
3268001004	3268019086	3220001028	3220007127	3220022040	3233002042	3233015032	3229007026
3268001006	3219009011	3220001024	3220007146	3220022043	3233002037	3233013022	3229008031
3268003025	3219009010	3220001025	3220007157	3220022041	3233002049	3233013024	3229006006
3268001005	3219010012	3220001027	3220007158	3220022042	3233002048	3233018001	3229006016
3268001036	3219010013	3220004036	3220011008	3229008029	3233005007	3233018032	3229008013
3268003010	3219009014	3220004037	3220011009	3229006012	3233005008	3233018016	3229014002
3268003020	3219010016	3220004038	3220011001	3229006013	3233005009	3233019019	3229014003
3268003021	3268019099	3220004035	3220011032	3229006014	3233004025	3233019018	3233002019
3268003030	3268019086	3220005035	3220011024	3229009009	3233004026	3233018017	3233004036
3268005002	3219009011	3220005036	3220011025	3229008012	3233005006	3233019001	3233012026
3268007001	3219009010	3220005037	3220012001	3229006015	3233008004	3233019034	3233019002
3268007002	3219010012	3220006025	3220012002	3229008030	3233008002	3233022001	3219017022
3268007003	3219010013	3220006026	3220011036	3229009026	3233008001	3233022017	3219011012
3268017002	3219009014	3220006024	3220011035	3229010012	3233008003	3233022016	3219011013
3268017039	3219010016	3220005038	3220012043	3229010013	3233009008	3233022032	3219026001
3268017013	3268019099	3220006027	3220012045	3229010024	3233009009	3219009009	3265024007
3268017040	3268019086	3220007004	3220012052	3229010025	3233009024	3268005001	3265024004
3268017003	3219009011	3220007048	3220012044	3229011010	3233009025	3268001034	
3268017005	3219009010	3220007052	3220012040	3229012010	3233012010	3268001003	
3268017023	3219010012	3219015001	3220012051	3229011009	3233012025	3220016006	
3268018006	3219010013	3220001028	3220012042	3229012002	3233012034	3220011016	
3268018007	3219009014	3220001024	3220012039	3229012007	3233013023	3220015043	
3268018900	3219010016	3220005038	3220015046	3229012021	3233013026	3229009025	
3268018039	3219013002	3220006027	3220015042	3229012008	3233013028		
3268018017	3219013007	3220007004	3220015017	3229012009	3233013025		
3268018022	3219012007	3220007048	3220015041	3229012003	3233015001		
3268019030	3219013004	3220007052	3220016005	3233002021	3233013027		
3268019046	3219013003	3220007057	3220017019	3233002022	3233013029		
3268019087	3219010015	3220007061	3220017020	3233002038	3233015016		

Table 4. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 100th Street West and Ave A			
3262001007	3262012001	3262025008	3265003049
3262001029	3262012002	3262025025	3265003033
3262001020	3262012003	3262025024	3265003051
3262001025	3262012004	3262024025	3265004063
3262001044	3262015002	3262025009	3265004062
3262001038	3262015003	3264001008	3265004032
3262001022	3262015001	3264001011	3265004088
3262001031	3262016001	3264001018	3265004091
3262001039	3262016002	3264001053	3265004093
3262001048	3262016007	3264001048	3265004065
3262001071	3262016003	3264002016	3265005006
3262001081	3262018019	3264001026	3265004075
3262001070	3262016006	3264001049	3265005013
3262001078	3262018053	3264003032	3265005014
3262001072	3262018056	3264003017	3219001027
3262001069	3262016004	3264003016	3219001054
3262001075	3262018054	3264003001	3219001055
3262001077	3262018055	3264006016	3219027022
3262001082	3262019034	3264006001	3219027033
3262001084	3262019078	3264006032	3219027034
3262004003	3262019038	3264007001	3219027049
3262004002	3262019061	3264006017	3219001042
3262004001	3262019073	3264007008	3219001043
3262004004	3262019110	3264007009	3264014002
3262004008	3262019125	3264008001	3264018010
3262004007	3262019126	3264007016	3264018011
3262004009	3262019079	3264008002	3264018012
3262004005	3262019222	3264013021	3219027021
3262004006	3262019221	3264013022	3265005005
3262004025	3262020029	3264013027	3265024007
3262005001	3262020115	3264013028	3265024005
3262004024	3262020153	3264015002	3265024006
3262005013	3262020220	3264015001	
3262007001	3262020233	3264015003	
3262005014	3262020154	3264015004	3229001001 **
3262006002	3262021029	3264016001	3262009001 **
3262005027	3262020232	3264013025	3262009002 **
3262007021	3262021027	3264016003	3262001007 **
3262007022	3262020230	3264017004	3262013008 **
3262007020	3262021026	3264017003	
3262008002	3262020236	3264017001	
3262008001	3262021028	3264018013	
3262005015	3262020235	3264017002	
3262008022	3262021018	3264016002	
3262011002	3262020234	3264016004	
3262011004	3262021039	3265003031	
3262011003	3262022001	3265003030	
3262011001	3262024009	3265003027	
3262011005	3262024008	3265003023	
3262008023	3262024024	3265003015	

\*\* Option B: Alternate route to 100<sup>th</sup> Street West via 90<sup>th</sup> Street to Avenue A-8 to 95<sup>th</sup> Street to Avenue B

**Table 5. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 110th Street West and Ave A**

3261017009	3262001064	3263006029	3264022049	3265015013
3261017024	3262001065	3263006900	3264021010	3264020005
3261017008	3262002025	3263006019	3264022005	3263020001
3261017025	3262002017	3263006023	3264022055	3264020002
3261018009	3262004003	3263007020	3264022050	3264020004
3261018024	3262004002	3263008008	3264022004	3263006032
3261019009	3262004001	3263007019	3264022059	3263020023
3261019024	3262001053	3263006031	3265001026	3261034017
3261019008	3262001058	3263007021	3265001047	3263020025
3261019025	3262004004	3263008024	3265001067	3263020024
3261018008	3262002018	3263008009	3265001088	3263020010
3261018025	3262004008	3263007023	3265001058	3265002045
3261020008	3262004007	3263008025	3265001036	3265001059
3261020009	3262004005	3263009016	3265001057	3265007030
3261020031	3262004006	3263009042	3265002044	3265007007
3261020032	3262006002	3263009012	3265002043	3265024007
3261032003	3262017005	3263009046	3265002055	3265024003
3261032002	3262018001	3263009015	3265002080	
3261033001	3262017021	3263009006	3265003002	
3261032072	3262017020	3263009054	3265003006	
3261032069	3262017036	3263009073	3265002138	
3261032070	3262019044	3263020008	3265003005	
3261032071	3262019085	3263020009	3265003009	
3261033081	3262019045	3264002027	3265003008	
3261036005	3262019077	3264001031	3265002075	
3261034015	3262019084	3264001037	3265002163	
3261036009	3262019086	3264001021	3265003045	
3261036010	3262019151	3264001027	3265003054	
3261036012	3262019150	3264001046	3265003052	
3261036014	3262019205	3264002041	3265004108	
3261036015	3262019206	3264002044	3265004106	
3262001020	3262019228	3264001041	3265004107	
3262001005	3262020035	3264001047	3265006001	
3262001046	3262020004	3264002024	3265007001	
3261036006	3262020020	3264002025	3265008017	
3261036011	3262020036	3264002095	3265006002	
3262001052	3262020118	3264002096	3265007003	
3262001055	3262020117	3264002131	3265008019	
3261036013	3262020169	3264002132	3265008029	
3262001054	3262020211	3264020007	3265008032	
3262001068	3262020168	3264020001	3265009016	
3262001067	3262020170	3264020006	3265009015	
3262001085	3262023001	3264021001	3265009010	
3262002010	3262023032	3264021011	3265014022	
3262002001	3262023017	3264021013	3265014023	
3262001086	3262023016	3264020003	3265014014	
3262002002	3263006013	3264021012	3265014024	
3262002009	3263006026	3264022001	3265014017	

## 1.2 Environmental Setting

The proposed project is located on approximately 1,311 acres of undeveloped, privately owned land located in the western extent of the Mojave Desert near Mojave, California. The project is in the Mojave Basin and Range ecoregion and the United States Geological Survey (USGS) Little Buttes and Rosamond 7.5-minute topographical quadrangles. The project sites are zoned for residential development and Raceway Solar 4 is zoned for agriculture but is not currently under cultivation. Development in the area surrounding the project site includes rural residences, agriculture, and renewable energy (solar and wind) facilities.

Vegetation on the project site consists of Mojave Saltbush Scrubland with the most common species being saltbush (*Atriplex polycarpa*); Russian thistle (*Salsola tragus*) and ripgut brome (*Bromus diandrus*) are also very common to the area. This community typically occurs on well-drained soils in alluvial fans, bajadas, and upland slopes. Growth occurs during spring (or rarely in summer or fall) if rainfall is sufficient. This is one of the most widely distributed desert plant communities in the Mojave Desert, occurring from the desert floor up to approximately 3,500 feet in elevation, and extending into northwestern Arizona and southern Utah.

The foothills of the Tehachapi Range occur approximately 13 miles west of the project. The project and surrounding land are mostly flat and exhibit little topographic variation. Land administered by the Bureau of Land Management (BLM) is located approximately 2 miles north of the project.

The proposed project is located entirely within the Federal Emergency Management Agency (FEMA) designated Zone “A.” Zone A is the 100-year floodplain or 1 percent annual chance of flood. There are drainage routes near several of the project sites and gen-tie routes. All drainage routes are isolated episodic or ephemeral waters, which typically only flow for brief periods in response to rainfall. The project area usually receives an annual precipitation (rainfall) average of 6.7 inches per year. **Table 6, Average High and Low Temperature by Month-Mojave**, below, shows the average high and low temperatures in Mojave by month.

<b>Table 6: Average High and Low Temperature by Month - Mojave</b>												
	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Avg. High	57	60	66	71	80	89	96	96	88	78	65	56
Avg. Low	33	37	41	46	56	64	70	67	61	50	40	33
U.S. Climate Data, 2017.												

Based on a review of records maintained by the California Department Conservation/Division of Oil, Gas and Geothermal Resources (DOGGR), wells are not identified on the project site, and the project is not within the jurisdictional boundaries of an oilfield (California Department of Conservation, 2017).

The proposed project would be served by the Kern County Sheriff’s Office for law enforcement and public safety. The closest sheriff station is the Green Empire Substation, located approximately 4.5 miles east of the project. The Kern County Fire Department (KCFD) provides fire protection and emergency medical and rescue services for the project area. KCFD Station 15 is located approximately 3.5 miles east of the

project. The closest school is Tropico Middle School, located approximately 1.6 miles northeast of the project. The nearest hospital is the Palmdale Regional Medical Center, located approximately 19 miles to the southeast, of the project in Palmdale.

The nearest airports to the proposed project are the Rosamond Skypark located 3 miles to the northeast, the Mojave Air and Space Port located 14.5 miles to northeast. Private airstrips include the Lloyd's Landing airport, located approximately 3.5 miles north and the Little Buttes Antique Airfield, located approximately 2.5 miles south of the project in Los Angeles County.

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), designates the project sites as vacant, disturbed, prime, grazing, and/or rural residential lands (California Department of Conservation, 2016). Surrounding properties are designated as either: (a) vacant or disturbed, (b) rural residential, or (c) nonagricultural and natural vegetation. Parcels within Raceway Solar 4 are subject to a Williamson Act Land Use contract. Although Raceway Solar 4 is zoned for agricultural use, available crop data indicates none of the subject land has been under cultivation between 2010 through 2016.

The proposed project is located within unincorporated Kern County and within the jurisdiction of the Willow Spring Specific Plan. The project has land use designations of 7.1 (Light Industrial), 5.3 (Residential, Maximum 10 units/net acre), 5.3/2.85 (Residential, Maximum 10 units/net acre/Noise Management Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6/2.8 (Residential, Maximum 2.5 gross acres/unit/Military Flight Operations), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) and is within the A (Exclusive Agriculture) and E (2.5) (Estate, 2.5 acre minimum) zone districts. The existing land uses of the project and its surroundings are generally undeveloped, including sparse residential dwellings, dirt roads and fallow or active agricultural operations. The entire project is also subject to the provisions of the Kern County Zoning Ordinance. The project proposes to eliminate future road reservations from the General Plan Circulation Element to allow for efficient placement of solar panels.

## **1.3 Project Description**

The proposed project would develop a PV solar facility and associated infrastructure necessary to generate 291-MW of renewable electrical energy and/or energy storage capacity on 1,311 acres of privately-owned land in the eastern high desert region of unincorporated Kern County. Each specific request is described below:

### **Raceway Solar 1**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 92 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change (ZCC 149, Map 231) would change the zoning of the parcels from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 15 MW solar electrical generating facility on 92 acres, as well as related ancillary structures.

### **Raceway Solar Site 2**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 90 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change would change the zoning on approximately 40 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining and 141 acres from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 90 acres, as well as related ancillary structures.

### **Raceway Solar 3**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 494 acres from map code designations 5.6 (Residential, Maximum 2.5 gross acres/unit), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), and 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of Zone Changes would change the zoning on approximately 494 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 106 MW solar electrical generating facility on 494 acres, as well as related ancillary structures.

### **Raceway Solar 4**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 315 acres from map code designations 5.5 (Residential, Maximum 1 units/net acre) and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) to 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 70 MW solar electrical generating facility on 315 acres, as well as related ancillary structures. In addition, a Cancellation of a Williamson Act Contract would be processed on APNs: 374-011-04 and 374-011-11 (formerly known as APNs: 257-020-11 and 257-020-04).

## **Raceway Solar 5**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 240 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 240 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) and E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture) for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 60 MW solar electrical generating facility on 240 acres, as well as related ancillary structures.

## **Raceway Solar 6**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 80 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 80 acres from OS E 2.5 RS FPS (Open Space, Estate (2.5) Residential Suburban, Floodplain Secondary Combining) A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 60 acres, as well as related ancillary structures.

As shown in Table 1, *Project Assessor Parcel Numbers, and Corresponding Map Codes, Zoning and Acreage*, the proposed solar facility consists of a combined 24 parcels. The proposed project would be developed as six, independent facilities on approximately 1,311 acres.

## **Vacations of Public Access Easements**

The project proponent is requesting vacations of public access easements on the project site to allow optimum placement of solar panels.



## **Generation Tie Line Options 1 through 4:**

There are four options that the proposed project would interconnect to the existing SCE transmission system.

### **1. A) Previously approved collector substation (Big Sky North Substation) – 100th Street West via Avenue A.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 100th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

### **B) Previously approved collector substation (Big Sky North Substation) – 100th Street West via 90<sup>th</sup> Street to Avenue A-8 to 95<sup>th</sup> Street to Avenue B.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via 90<sup>th</sup> Street heading south to Avenue A-8, then west to 95<sup>th</sup> Street, then south to Avenue B, and west to 100th Street West. The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

### **2. Previously approved collector substation (Big Sky North Substation) – 110th Street.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 110th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

### **3. Previously approved collector substation (Big Sky North Substation) – 80th Street West.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 80th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the Project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster

#### **4. Los Angeles Department of Water and Power (LADWP) Proposed Substation.**

Under this option, the proposed project would interconnect at a planned LADWP substation in Kern County, located northwest of the project site, along Rosamond Boulevard near the intersection of Rosamond Boulevard and 110th Street West. An approximate 3-mile 34 kV and/or 230 kV gen-tie line originating at the DC collection system located at the northwest portion of the project site, would run north along 90th Street West, west along Rosamond Boulevard, and interconnect at the planned LADWP substation. This LADWP proposed substation is currently in the design phase and is scheduled to be built and constructed by 2019 or 2020.

The proposed project would consist of approximately 720,784 crystalline-silicon modules arranged in a grid-pattern over the project. The PV solar facility would consist of solar arrays mounted on either fixed tilt racking or single axis tracking structures (or a combination thereof) mounted to vertical posts. The proposed facility is intended to operate year-round and would generate electricity during daylight hours when electricity demand is at its peak.

The power generated on the project site would be sold to California investor-owned utilities, municipalities, community choice aggregators, or other purchasers in the furtherance of the goals of the California Renewable Energy Portfolio Standard and other similar renewable programs in the State. The project proponents may eventually choose to decommission and remove all or none of the systems from the project site. If a site is decommissioned, it would be converted to another use consistent with the applicable land use regulations in effect at that time or revert to its original land use.

The combined project facilities would include the following components:

- Installation of up to a total combined 291-MW of solar PV modules made of crystalline-silicon material covered by glass, mounted on a galvanized metal fixed tilt racking or single axis tracking systems embedded into the ground;
- If fixed tilt technology is not used, solar tracking system consisting of drive motors, drive arms and hydraulic systems that allow for rotation of solar panels from east to west, tracking the sun's position over the course of the day;
- Underground and/or above ground medium voltage collections systems throughout the project site;
- Medium voltage inverters and step-up transformers;
- Onsite solar substation(s) including circuit breakers, switches, remote terminal units, fiber optic line telecommunication equipment, and main step-up transformer(s);
- Onsite switchyard(s);
- Onsite access roads;
- Perimeter security fencing 6- to 8-feet high with barbed wire;
- Concrete pads sized and installed to accommodate the associated equipment (inverters, switchgear,

transformers, etc.);

- Meteorological data collection systems and supervisory control and data acquisition (SCADA); and
- Several battery energy storage facilities located at each inverter and associated appurtenances or one centralized battery energy storage facility.

## **Project Facilities**

### **Solar PV Panels**

The approximate 291 MW proposed project would utilize PV technology on tracker mounting supports. The proposed project would then have the option to transfer electricity directly into the grid or into energy storage system for distribution to the grid during peak energy hours. The major elements of the proposed project are described as follows.

Up to an estimated 720,784 individual crystalline-silicon panels would be installed onsite. The number of panels present on the six different sites under this scenario is detailed below:

- Raceway Solar 1: 48,336 panels;
- Raceway Solar 2: 46,056 panels;
- Raceway Solar 3: 285,209 panels
- Raceway Solar 4: 177,973 panels
- Raceway Solar 5: 123,462 panels
- Raceway Solar 6: 39,748 panels

The layout of the single-axis tracker solar panels would be aligned in rows in the north-south direction (or in an east-west direction if a fixed tilt racking system were used instead). The maximum height of the single-axis tracker solar panels would be up to 12-feet above grade, at the beginning and end of each day. A fixed tilt racking system would be less than 12-feet high. Each solar panel would be attached to embedded piers using a support structure. Module layout and spacing is typically optimized to balance energy production versus peak capacity and depends on the sun angles and shading due to the surrounding horizon of the site. Individual arrays of modules would be combined to generate the total plant capacity.

### **Solar Trackers**

The PV module rows would be oriented north-to-south if single-axis trackers are used. A solar tracking mechanism is used to maximize the solar energy conversion efficiency by keeping the modules perpendicular to the sun's energy rays throughout the day. This completed assembly of PV modules mounted on a framework structure is called a "tracker" because it tracks the sun from east to west. If used,

single-axis trackers would increase the efficiency of energy production from the arrays relative to a fixed tilt system. The exact tracker manufacturer and model would be determined in the final design. All trackers are intended to function identically in terms of following the motion of the sun.

Module layout and spacing is optimized to balance energy production versus peak capacity and would depend on the sun angles and shading caused by the horizon surrounding the proposed project. The spacing between the rows of trackers is dependent onsite-specific features and would be identified in the final design. The final configuration would allow for sufficient clearance for maintenance vehicles and panel access.

### **Fixed Tilt Racking System**

The solar panels would be in a fixed tilt position that allows for the most sunlight specific to the geography of the project, if the fixed tilt racking system is used.

### **Electrical Collector System and Inverters**

The AC-DC electrical collection system includes all cables and combiners that collect electricity from the panels, delivers it to the inverters, collects it from the inverters, and ultimately delivers it to the proposed project switching station(s). The collection system would likely be installed along internal access roads to collect power from the rows of modules and deliver it to the switching station. This collection system would likely be installed in subsurface trenches, though in some areas of the site, part or all the collection system may be housed in above-grade raceways mounted on supports approximately 24 to 36 inches above ground level. The collection system would be rated at between 1,000 to 2,000 volts DC until it reached the inverters and an intermediate voltage system between the inverters and the proposed project switching station.

The proposed project would use an unmanned field control system. The controls generally include a field supervisory controller in a central location and local microprocessor controllers connected to each tracker, if trackers are to be used. The field control system monitors solar insolation, wind velocity, and tracker performance and status, and communicates with all the local microprocessor controllers. When the appropriate conditions exist, the field supervisory controller initiates the trackers' daily tracking of the sun, and at the end of the day stows the trackers in the solar array.

The DC electricity produced by the solar panels is converted to three-phase alternating current by a series of inverters. Alternating current is the type of electricity usable by the electric utility and is the form required to connect to the transmission system. The inverter pad equipment includes a transformer that steps up the electricity in its new form to an output voltage of 34 kV or 230 kV. This electricity is then transmitted via the medium voltage collection system to the switching station.

### **Energy Storage System**

The proposed project would have either several Energy Storage Systems (ESS) at each site's inverters or ESS at a centralized location onsite. The ESS would be able to provide approximately 291 MWh of energy storage. Each ESS would occupy approximately 1 to 2 acres within the project boundaries and consist of batteries, inverters, switches, cooling equipment, and other appurtenant equipment placed in multiple prefabricated enclosures or containers near the onsite substation. The ESS would either be installed contemporaneously or after the installation of the PV facilities. The final locations are dependent on final design and may require construction of vaults or other supporting foundations.

## **Generation-Tie Line and Solar Generating Facility (SGF) Interconnection Plan**

The power generated by the proposed project would be interconnected to an existing transmission network. See Section 1.2 for a description of the gen-tie line options.

It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

### **Data Collection System**

The proposed project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system would be installed throughout the solar fields leading to a centrally located (or series of appropriately located) SCADA system cabinets. The telecommunications connections to the SCADA system cabinets are either wireless or hard wired.

The system would also include a meteorological (met) data collection system at each site. The met stations would have the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger to compile the data for transmission to the Data Collection Center.

### **Site Access and Security**

During project construction and operations, the primary access to each site would use the following streets:

- Raceway Solar 1: Avenue A
- Raceway Solar 2: Gaskell Road
- Raceway Solar 3: 90th Street West
- Raceway Solar 4: Willow Avenue and/or 80th Street West
- Raceway Solar 5: 70th Street West
- Raceway Solar 6: Rosamond Boulevard

The necessary road improvements would be completed per County code and regulations. Typical site access would be approximately 20-foot wide, accommodating County approved turning radii in both directions. The rows of solar panels would be separated by access ways. Internal site circulation would include approximately 20-foot-wide access roads consisting of crushed stone and approximately 15- to 20-foot-wide Operations and Maintenance (O&M) roads among the solar arrays consisting of compacted native soil.

Chain-link security fencing would be installed around the site perimeter, switchyard(s), substation(s), and other areas requiring controlled access to restrict public access during construction and operations. The security fence would be 6- to 8-feet tall, with two strings of barbed wire along the top. The fence posts would be set in concrete. Additional security may be provided using closed circuit video surveillance cameras and intrusion systems. Signs would be installed to achieve appropriate safety and security as expected in a solar power facility.

The proposed project's lighting system would provide personnel with illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed to achieve safety and security objectives. Lighting would be directed downward and shielded to focus illumination on the desired areas only and to avoid light spillage onto adjacent properties. Lighting would be no brighter than required to meet safety and security requirements, and lamp fixtures and lumens would be selected accordingly.

## **Operation and Maintenance Facilities**

No Operations and Maintenance (O&M) facilities would be installed on any of the sites. All maintenance would be performed by personnel located offsite.

## **Onsite Telecommunication Cell Towers**

There would be no telecommunication towers installed at any of the sites.

## **Construction Activities**

### **Schedule and Workforce**

The construction activities for the proposed project fall into three main categories: (1) site grading and earthwork; (2) solar array construction; and (3) electrical interconnection to transmission owner infrastructure. Construction would take approximately 10 to 12 months. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022. Construction would primarily occur during daylight hours, Monday through Friday. Additional hours/days may be necessary to facilitate the schedule.

The construction workforce would consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The average workforce is expected to be approximately 500 to 600 construction, supervisory, support, and construction management personnel onsite during construction. The onsite workforce has been conservatively estimated to peak at approximately 800 individuals for short periods of time, which is typically a few weeks. The project construction crews would have a staggered workday, with multiple shifts of workers coming onsite between the hours of 6:00 a.m. and 10:00 a.m. in the mornings, and leaving between 2:00 p.m. and 6:00 p.m. It is anticipated that the construction workforce would commute to the site each day from local communities. In compliance with Kern County Noise Ordinance (Municipal Ordinance Code 8.36.020) construction activities would not occur between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. to 8:00 a.m. on weekends for construction sites located within 1,000 feet of an occupied residential dwelling. Construction personnel not drawn from the local labor pool are anticipated to stay in nearby hotels.

During construction, dusk-to-dawn security lighting would be required for the temporary construction staging area, parking area, construction office trailer entries, and site access points. Lighting is not planned for typical construction activities because construction activities would occur primarily during daylight hours; however, if required, any lighting would be temporary, directed downward, and limited to that needed to ensure safety and security.

Multiple portable toilets would be used during construction, and wastewater would be trucked offsite for disposal in accordance with all applicable regulations by a licensed sewage disposal company.

### **Site Grading and Earthwork**

Beginning work on the project would involve preparing the land for installation of arrays, related infrastructure, access driveways, and temporary construction staging area.

Site preparation would involve the removal and proper disposal of existing vegetation and debris that would unduly 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, utilizing “mow-and-roll” vegetation clearance strategy, application of water, and application of dust suppressants. Conventional grading would be minimized to the maximum extent possible to reduce unnecessary soil movement that may result in dust. Earthworks scrapers, excavators, dozers, water trucks, paddlewheels,

haul vehicles and graders may all be used to perform grading. Land-leveling equipment, such as a smooth steel drum roller, would be used to even the surface of the ground and to compact the upper layer of soil to a value recommended by a geotechnical engineer for structural support. Access roads may be additionally compacted to 90 percent or greater, as required, to support construction and emergency vehicles. Certain access roads may also require the use of aggregate to meet emergency access requirements. Soil movement from grading would be balanced on the site, and it is anticipated that no import or export of soils would occur.

Trenching would be required for placement of underground electrical and communications lines, and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment and water trucks. After preparation of the site, the pads for structures, equipment enclosures and equipment vaults would be prepared per geotechnical engineer recommendations.

### **Solar Array Assembly**

Erection of the solar arrays would include support structures and associated electrical equipment. First, steel piles would be driven into the soil using pneumatic techniques, similar to a hydraulic rock hammer attachment on the boom of a rubber-tired backhoe excavator. If shallow bedrock, or other obstructions are encountered, the pile locations would be predrilled and then grouted in place with concrete. Once the piles have been installed, the horizontal array support structures would be installed. The final design of the horizontal array support structures may vary, depending on the final selection of the PV technology, as well as whether a fixed tilt or tracking system is selected. Once the support structures are installed, workers would begin to install the solar modules. Solar array assembly and installation would require trenching machines and excavators, compactors, concrete trucks and pumpers, vibrators, forklifts, boom trucks, graders, pile drivers, drilling machines, and cranes.

Concrete would be required for the footings, and pads for the medium voltage transformers, inverters, and communications buildings. Concrete may also be required for pile foundation support depending on the proposed mounting system chosen for installation and whether obstructions are encountered when trying to drive piles. Final concrete specifications would be determined during detailed design engineering. Concrete would be purchased from an offsite supplier and trucked onto the project sites.

During this work, there would be multiple crews working on the site with vehicles, including special vehicles for transporting the modules and other equipment. As the solar arrays are installed, the solar switchyard would be constructed, and the electrical collection and communication systems would be installed. Within the solar fields, the electrical and communication wiring would be installed in underground trenches, although some of the mid-voltage collection runs and communications may be on overhead lines. Collection trenches would likely be mechanically excavated, though in some cases targeted shallow trench blasting may be required as a construction technique due to near-surface bedrock.

The wiring would connect to the appropriate electrical and communication terminations and the circuits would be checked and electrical service would be verified. Additionally, if a tracker system is utilized, the motors would be checked, and control logic verified. Once all the individual systems have been tested, the overall project would be ready for testing under fully integrated conditions.

### **Electrical Supply**



The method of temporary power for construction is expected to be provided by mobile diesel-driven generator sets, batteries, by temporary electrical service from the local power provider, or a combination of all three methods.

### **Electrical Interconnection to Transmission Owner Infrastructure**

The proposed project would connect with a 34 kV and/or 230 kV gen-tie line. Each of the project sites would have its own project substation approximately 1 to 2 acres in size.

### **Construction Water Use**

Water needed for construction is expected to be trucked from an offsite water purveyor. The entire construction process is estimated to be approximately 10 to 12 months. Construction water demands are estimated to be approximately 500 acre-feet (AF) for dust control, site preparation and miscellaneous construction activities. Bottled water would be provided for crews during construction activities.

Initial construction water usage would be in support of site preparation and grading activities. During earthwork for grading of access road foundations, equipment pads and project components, the main use of water would be for compaction and dust control. Smaller quantities would be required for preparation of the concrete required for foundations and other minor uses. After the earthwork activities, water usage would be used for dust suppression and normal construction water requirements that are associated with construction of the building, internal access roads, revegetation and periodic cleaning of solar arrays.

### **Fire Control**

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the project would be required to have a fire prevention plan approved per applicable Kern County regulations.

### **Solid and Nonhazardous Waste**

The proposed project sites would produce a small amount of solid waste associated with maintenance activities. Proposed project waste may include broken and rusted metal, defective or malfunctioning PV modules, electrical materials, empty containers, and other miscellaneous solid wastes, including the typical refuse generated by workers, particularly during construction activities. Waste materials would be collected, hauled by truck, separated for recycling where available, and disposed of at a regional disposal facility. Any defective or broken PV modules would be returned to the manufacturer for recycling.

### **Hazardous Waste**

Small quantities of hazardous wastes would most likely be generated over the course of construction. These wastes may include biodegradable fluid and mineral oil from the transformers and miscellaneous electrical equipment. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material would not be stored on the proposed project site.

### **Project Operation and Maintenance Activities**

The PV panel surfaces may be washed seasonally to increase the average optical transmittance of the flat panel surface. Panel washing is expected up to four times per year to complete. Staff of two to four people would be required during panel washing and are expected to be hired from the local community.

The facility's regular maintenance program would be largely conducted onsite during daytime hours as a safety precaution. Equipment repairs would typically take place in the early morning or evening when the plant is producing the least amount of energy.

Prudent security measures would be taken to ensure the safety of the public and facility. The proposed project would be fenced along all borders with locking gates at the specified points of ingress and egress. The security fence would be approximately 6- to 8-feet tall, with three strand barbed wire along the top. Offsite security personnel may be dispatched during nighttime hours or be onsite depending on security risks and operating needs. The project site would provide illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed.

The project site would produce a small amount of waste associated with maintenance activities. PV solar system wastes typically include broken and rusted metal, defective or malfunctioning modules, electrical materials, and empty containers and other miscellaneous solid materials, including typical household refuse generated by workers. Most of these materials would be collected and delivered back to the manufacturer for recycling.

## **Operations**

The project proponent would ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics; and
- Communicating with customers, transmission system operators and other entities involved in facility operations.

## **Electrical Supply**

Power for plant auxiliaries would be provided by the project's electrical generation or supplied by the local power provider. The proposed project would require power for the electrical enclosures, tracker motors, associated structures, and for plant lighting and security.

## **Lighting**

The proposed project would include lighting that would be motion-detected and designed to provide the minimum illumination needed to achieve safety and security. Shielded and downward-facing fixtures would provide focused illumination on the desired areas only.

## **Maintenance**

Maintenance to be performed on the sites for the proposed project would consist of equipment inspection and replacement. Maintenance would occur during daylight hours, when possible. However, maintenance activities on the PV modules and DC systems would be typically performed at night. Maintenance program elements include:

- Managing a group of prequalified maintenance and repair firms who can meet the Operations and Maintenance needs of the facility throughout its life;
- Creating a responsive, optimized cleaning schedule;

- Responding to plant emergencies and failures in a timely manner;
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output;
- Systematically maintaining a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover.

## **Security**

To ensure the safety of the public and the solar generating facility, the proposed project site would be fenced, and signs would be posted. Security measures would be installed as necessary to mitigate and/or deter unauthorized access, including lighting. Access to the project site would be controlled and gates would be installed at the roads entering the proposed project site.

## **Operations Water Use**

Water would be used during PV panel washing activities, which is anticipated to occur up to four times a year, as needed. Long-term operational water demand is anticipated to be approximately 4.4 AF of water per washing cycle, or a total of 19 AFY for panel washing. Water for panel washing is expected to be trucked and/or obtained from a local water purveyor.

## **Project Decommissioning**

The project proponents expect to sell the renewable energy electricity produced by the project under the terms of a long-term Power Purchase Agreement (PPA) or directly into the wholesale market. The life of the solar facility is anticipated to be up to 35 years; however, the project proponents may choose to extend the life of the facility, update technology and re-commission, or decommission and remove the system and its components. When a decommissioning event occurs, the solar site could then be converted to other uses in accordance with applicable land use regulations in effect at that time.

When project decommissioning occurs, project structures would be removed from the project site. Above-ground and underground equipment would be removed. The substation would be removed if it is owned by the project, however if a public or private utility assumes ownership of the substation, the substation may remain onsite to be used as part of the utility service to supply other applications. Project roads would be restored to their pre-construction condition unless the landowner elects to retain the improved roads for access throughout that landowner's property. The area would be thoroughly cleaned, and all debris removed. As discussed above, most materials would be recycled to the extent feasible, with minimal disposal to occur in landfills in compliance with all applicable regulations. A collection and recycling program would be executed in the event system components are manufactured with hazardous materials.

A collection and recycling program would be executed to promote recycling of project components and minimize disposal of project components in landfills. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, and county regulations. The project proponents expect a secondary market for PV modules to develop over time. Although energy output may diminish, PV modules are expected to continue to have a productive life and can be decommissioned from a prime location or re-commissioned in another location.

## **Relationship of the Proposed Project to Other Solar Projects**

The proposed project is being developed independently of other approved or proposed solar projects in the County. If approved, the Raceway 2.0 Solar Project facilities, would be subject to their own use permits, conditions of approval, interconnection agreements, and power purchase agreements. The County understands that the proposed project facilities would be built and operated independently of any other solar project, and, if approved, would not depend on any other solar project for economic viability. The proposed project involves constructing a new gen-tie line to deliver energy to the Big Sky North Substation (existing collector substation) or future LADWP Substation.

## **1.4 Project Objectives**

The project proponents have defined the following objectives for the project:

- Maximize renewable energy production and economic viability through the installation of 291-MW of solar PV panels on approximately 1,311 acres of private lands with high solar insolation values.
- Locate the project on disturbed land or land that has been previously degraded from prior use.
- Minimize offsite impacts by using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities.
- Minimize impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land use.
- Generate substantial direct and indirect economic opportunities in Kern County during construction with the creation of “green” jobs.
- Minimize water usage.
- Assist the State of California in reducing fossil fuel air quality pollution and in achieving the greenhouse gas emission reductions required by the California Global Warming Solutions Act (Assembly Bill 32).
- Offset approximately 695,475 tons of carbon dioxide equivalent annually that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels
- Develop a viable source of clean energy to assist California and its utilities in fulfilling California's Renewable Portfolio Standard (RPS) Program. In October 2015, Governor Brown signed into law Senate Bill 350, which establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030.
- Use proven and established PV technology that is efficient and requires low maintenance.

## **1.5 Proposed Discretionary Actions/Required Approvals**

The Kern County Planning and Natural Resources Department as the Lead Agency (per CEQA Guidelines Section 15052) for the proposed project, has discretionary responsibility for the proposed project. The proposed project is owned by sPower. To implement this project, the project proponent may need to obtain the following discretionary and ministerial permits/approvals as detailed below:

### **Federal**

- U.S. Fish and Wildlife Service (USFWS)
- United States Army Corps of Engineers Section 404 Permit

### **State**

- California Public Utilities Commission (CPUC)
  - Section 851 Permit
- California Department of Fish and Wildlife (CDFW)
  - Section 1600 et seq. permits (Streambed Alteration Agreements)
  - Section 2081 Permit (State-listed endangered species)
- Lahontan Regional Water Quality Control Board (RWQCB)
- Waste Discharge Requirements
  - Regional Water Quality Certification (401 Permit)
- National Pollution Discharge Elimination System (NPDES) Construction General Permit
- General Construction Stormwater Permit (Preparation of a SWPPP)
- California Department of Transportation (Caltrans)
  - Oversized Loads Permit

Other additional permits or approvals from responsible agencies may be required for the project

### **Local**

#### **Kern County Board of Supervisors/Kern County Planning Commission**

- Certification of Final Environmental Impact Report
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of 15091 and 15093 Findings and Statement of Overriding Considerations
- Approval of Kern County General Plan Amendments to Circulation Element (Elimination of Future Road Reservations) and Zone Changes
- Approval of Kern County Conditional Use Permits, Willow Springs Specific Plan Amendments, and Williamson Act Cancellation Agreement

**Kern County Public Works**

- Approval of Kern County Grading Permits
- Approval of Kern County Building Permits
- Approval of Kern County Access Road Design and Encroachment Permits

**Kern County Fire Department**

- Fire Safety Plan

**Eastern Kern Air Pollution Control District (EKAPCD)**

- Fugitive Dust Control Plan
- Authority to Construct (ATC)
- Permit to Operate (PTO)

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

## Appendix C-2

### **Amicus Brief**





## Appendix-

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San Joaquin Valley Air Pollution Control District and South  
Coast Air Quality Management District *Sierra Club v. County  
of Fresno* Amicus Curiae Briefs

**SUPREME COURT COPY**

**CASE NO. S219783**

**IN THE SUPREME COURT OF CALIFORNIA**

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**SIERRA CLUB, REVIVE THE SAN JOAQUIN, and  
LEAGUE OF WOMEN VOTERS OF FRESNO,**  
*Plaintiffs and Appellants*

**v.**

**COUNTY OF FRESNO,**  
*Defendant and Respondent*

**FRIANT RANCH, L.P.,**  
*Real Party in Interest and Respondent*

SUPREME COURT  
FILED

APR 13 2015

Frank W. McGuire, Clerk  
Deputy

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After a Decision by the Court of Appeal, filed May 27, 2014  
Fifth Appellate District Case No. F066798

Appeal from the Superior Court of California, County of Fresno  
Case No. 11CECG00726

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**APPLICATION FOR LEAVE TO FILE AMICUS CURIAE BRIEF OF  
SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT IN  
SUPPORT OF DEFENDANT AND RESPONDENT, COUNTY OF FRESNO AND  
REAL PARTY IN INTEREST AND RESPONDENT, FRIANT RANCH, L.P.**

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## **APPLICATION**

Pursuant to California Rules of Court 8.520(f)(1), proposed Amicus Curiae San Joaquin Valley Unified Air Pollution Control District hereby requests permission from the Chief Justice to file an amicus brief in support of Defendant and Respondent, County of Fresno, and Defendant and Real Parties in Interest Friant Ranch, L.P. Pursuant to Rule 8.520(f)(5) of the California Rules of Court, the proposed amicus curiae brief is combined with this Application. The brief addresses the following issue certified by this Court for review:

Is an EIR adequate when it identifies the health impacts of air pollution and quantifies a project's expected emissions, or does CEQA further require the EIR to *correlate* a project's air quality emissions to specific health impacts?

As of the date of this filing, the deadline for the final reply brief on the merits was March 5, 2015. Accordingly, under Rule 8.520(f)(2), this application and brief are timely.

### **1. Background and Interest of San Joaquin Valley Unified Air Pollution Control District**

The San Joaquin Valley Unified Air Pollution Control District ("Air District") regulates air quality in the eight counties comprising the San Joaquin Valley ("Central Valley"): Kern, Tulare, Madera, Fresno, Merced, San Joaquin, Stanislaus, and Kings, and is primarily responsible for attaining air quality standards within its jurisdiction. After billions of dollars of investment by Central Valley businesses, pioneering air quality regulations, and consistent efforts by residents, the Central Valley air basin has made historic improvements in air quality.

The Central Valley's geographical, topographical and meteorological features create exceptionally challenging air quality

conditions. For example, it receives air pollution transported from the San Francisco Bay Area and northern Central Valley communities, and the southern portion of the Central Valley includes three mountain ranges (Sierra, Tehachapi, and Coastal) that, under some meteorological conditions, effectively trap air pollution. Central Valley air pollution is only a fraction of what the Bay Area and Los Angeles produce, but these natural conditions result in air quality conditions that are only marginally better than Los Angeles, even though about ten times more pollution is emitted in the Los Angeles region. Bay Area air quality is much better than the Central Valley's, even though the Bay Area produces about six times more pollution. The Central Valley also receives air pollution transported from the Bay Area and northern counties in the Central Valley, including Sacramento, and transboundary anthropogenic ozone from as far away as China.

Notwithstanding these challenges, the Central Valley has reduced emissions at the same or better rate than other areas in California and has achieved unparalleled milestones in protecting public health and the environment:

- In the last decade, the Central Valley became the first air basin classified by the federal government under the Clean Air Act as a “serious nonattainment” area to come into attainment of health-based National Ambient Air Quality Standard (“NAAQS”) for coarse particulate matter (PM<sub>10</sub>), an achievement made even more notable given the Valley's extensive agricultural sector. Unhealthy levels of particulate matter can cause and exacerbate a range of chronic and acute illnesses.
- In 2013, the Central Valley became the first air basin in the country to improve from a federal designation of “extreme” nonattainment to

actually attain (and quality for an attainment designation) of the 1-hour ozone NAAQS; ozone creates “smog” and, like PM10, causes adverse health impacts.

- The Central Valley also is in full attainment of federal standards for lead, nitrogen dioxide, sulfur dioxide, and carbon monoxide.
- The Central Valley continues to make progress toward compliance with its last two attainment standards, with the number of exceedences for the 8-hour ozone NAAQS reduced by 74% (for the 1997 standard) and 38% (for the 2008 standard) since 1991, and for the small particulate matter (PM2.5) NAAQS reduced by 85% (for the 1997 standard) and 61% (for the 2006 standard).

Sustained improvement in Central Valley air quality requires a rigorous and comprehensive regulatory framework that includes prohibitions (e.g., on wood-burning fireplaces in new residences), mandates (e.g., requiring the installation of best available pollution reduction technologies on new and modified equipment and industrial operations), innovations (e.g., fees assessed against residential development to fund pollution reduction actions to “offset” vehicular emissions associated with new residences), incentive programs (e.g., funding replacements of older, more polluting heavy duty trucks and school buses)<sup>1</sup>, ongoing planning for continued air quality improvements, and enforcement of Air District permits and regulations.

The Air District is also an expert air quality agency for the eight counties and cities in the San Joaquin Valley. In that capacity, the Air District has developed air quality emission guidelines for use by the Central

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<sup>1</sup> San Joaquin’s incentive program has been so successful that through 2012, it has awarded over \$ 432 million in incentive funds and has achieved 93,349 tons of lifetime emissions reductions. See SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, 2012 PM2.5 PLAN, 6-6 (2012) available at <http://www.valleyair.org/Workshops/postings/2012/12-20-12PM25/FinalVersion/06%20Chapter%206%20Incentives.pdf>.

Valley counties and cities that implement the California Environment Quality Act (CEQA).<sup>2</sup> In its guidance, the Air District has distinguished between toxic air contaminants and criteria air pollutants.<sup>3</sup> Recognizing this distinction, the Air District's CEQA Guidance has adopted distinct thresholds of significance for *criteria* pollutants (i.e., ozone, PM2.5 and their respective precursor pollutants) based upon scientific and factual data which demonstrates the level that can be accommodated on a cumulative basis in the San Joaquin Valley without affecting the attainment of the applicable NAAQS.<sup>4</sup> For *toxic air* pollutants, the District has adopted different thresholds of significance which scientific and factual data demonstrates has the potential to expose sensitive receptors (i.e., children, the elderly) to levels which may result in localized health impacts.<sup>5</sup>

The Air District's CEQA Guidance was followed by the County of Fresno in its environment review of the Friant Ranch project, for which the Air District also served as a commenting agency. The Court of Appeal's holding, however, requiring correlation between the project's criteria

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<sup>2</sup> See, e.g., SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, PLANNING DIVISION, GUIDE FOR ASSESSING AND MITIGATING AIR QUALITY IMPACTS (2015), available at [http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf) ("CEQA Guidance").

<sup>3</sup> Toxic air contaminants, also known as hazardous air pollutants, are those pollutants that are known or suspected to cause cancer or other serious health effects, such as birth defects. There are currently 189 toxic air contaminants regulated by the United States Environmental Protection Agency ("EPA") and the states pursuant to the Clean Air Act. 42 U.S.C. § 7412. Common TACs include benzene, perchloroethylene and asbestos. *Id.* at 7412(b).

In contrast, there are only six (6) criteria air pollutants: ozone, particulate matter, carbon monoxide, nitrogen oxides, sulfur dioxide and lead. Although criteria air pollutants can also be harmful to human health, they are distinguishable from toxic air contaminants and are regulated separately. For instance, while criteria pollutants are regulated by numerous sections throughout Title I of the Clean Air Act, the regulation of toxic air contaminants occurs solely under section 112 of the Act. Compare 42 U.S.C. §§ 7407 – 7411 & 7501 – 7515 with 42 U.S.C. § 7411.

<sup>4</sup> See, e.g., CEQA Guidance at [http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf), pp. 64-66, 80.

<sup>5</sup> See, e.g., CEQA Guidance at [http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf), pp. 66, 99-101.

pollutants and local health impacts, departs from the Air District's Guidance and approved methodology for assessing criteria pollutants. A close reading of the administrative record that gave rise to this issue demonstrates that the Court's holding is based on a misunderstanding of the distinction between toxic air contaminants (for which a local health risk assessment is feasible and routinely performed) and criteria air pollutants (for which a local health risk assessment is not feasible and would result in speculative results).<sup>6</sup> The Air District has a direct interest in ensuring the lawfulness and consistent application of its CEQA Guidance, and will explain how the Court of Appeal departed from the Air District's long-standing CEQA Guidance in addressing criteria pollutants and toxic air contaminants in this amicus brief.

## **2. How the Proposed Amicus Curiae Brief Will Assist the Court**

As counsel for the proposed amicus curiae, we have reviewed the briefs filed in this action. In addition to serving as a "commentary agency" for CEQA purposes over the Friant Ranch project, the Air District has a strong interest in assuring that CEQA is used for its intended purpose, and believes that this Court would benefit from additional briefing explaining the distinction between criteria pollutants and toxic air contaminants and the different methodologies employed by local air pollution control agencies such as the Air District to analyze these two categories of air pollutants under CEQA. The Air District will also explain how the Court of Appeal's opinion is based upon a fundamental misunderstanding of these two different approaches by requiring the County of Fresno to correlate the project's *criteria* pollution emissions with *local* health impacts. In doing

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<sup>6</sup> CEQA does not require speculation. *See, e.g., Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.*, 6 Cal. 4th 1112, 1137 (1993) (upholding EIR that failed to evaluate cumulative toxic air emission increases given absence of any acceptable means for doing so).



so, the Air District will provide helpful analysis to support its position that at least insofar as criteria pollutants are concerned, CEQA does not require an EIR to correlate a project's air quality emissions to specific health impacts, because such an analysis is not reasonably feasible.

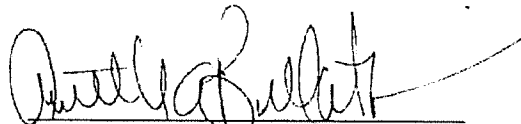
#### **Rule 8.520 Disclosure**

Pursuant to Cal. R. 8.520(f)(4), neither the Plaintiffs nor the Defendant or Real Party In Interest or their respective counsel authored this brief in whole or in part. Neither the Plaintiffs nor the Defendant or Real Party in Interest or their respective counsel made any monetary contribution towards or in support of the preparation of this brief.

#### **CONCLUSION**

On behalf of the San Joaquin Valley Unified Air Pollution Control District, we respectfully request that this Court accept the filing of the attached brief.

Dated: April 2, 2015



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District Counsel  
Attorney for Proposed Amicus Curiae

SAN JOAQUIN VALLEY UNIFIED  
AIR POLLUTION CONTROL  
DISTRICT

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IN THE SUPREME COURT OF CALIFORNIA

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## TABLE OF CONTENTS

APPLICATION.....	1
1. Background and Interest of San Joaquin Valley Unified Air Pollution Control District.....	1
2. How the Proposed Amicus Curiae Brief Will Assist the Court .....	5
CONCLUSION.....	6
I. INTRODUCTION .....	1
II. THE COURT OF APPEAL ERRED IN FINDING THE FRIANT RANCH EIR INADEQUATE FOR FAILING TO ANALYZE THE SPECIFIC HUMAN HEALTH IMPACTS ASSOCIATED CRITERIA AIR POLLUTANTS.....	3
A. Currently Available Modeling Tools are not Equipped to Provide a Meaningful Analysis of the Correlation between an Individual Development Project's Air Emissions and Specific Human Health Impacts.....	4
B. The Court of Appeal Improperly Extrapolated a Request for a Health Risk Assessment for Toxic Air Contaminants into a Requirement that the EIR contain an Analysis of Localized Health Impacts Associated with Criteria Air Pollutants .....	11
III. CONCLUSION.....	15
CERTIFICATE OF WORD COUNT.....	17

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<i>Sierra Club v. County of Fresno</i> (2014) 172 Cal.Rptr.3d 271, 306.....	12
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(visited March 10, 2015).....5
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available at: [http://www.valleyair.org/Air\\_Quality\\_Plans/OzoneOneHourPlan2013/02Chapter2ScienceTrendsModeling.pdf](http://www.valleyair.org/Air_Quality_Plans/OzoneOneHourPlan2013/02Chapter2ScienceTrendsModeling.pdf) (visited March 10, 2015).....6
- Ch. 2 p. 2-19 (visited March 12, 2015); *San Joaquin Valley Unified Air Pollution Control District 2008 PM<sub>2.5</sub> Plan*,  
Appendix F, pp. F-2 – F-5, available at:  
[http://www.valleyair.org/Air\\_Quality\\_Plans/docs/AQ\\_Final\\_Adopted\\_PM2.5/20%20Appendix%20F.pdf](http://www.valleyair.org/Air_Quality_Plans/docs/AQ_Final_Adopted_PM2.5/20%20Appendix%20F.pdf) (visited March 19, 2015).....6
- San Joaquin Valley Unified Air Pollution Control District Rule 2201 §§ 2.0; 3.3.9; 4.14.1, available at:  
<http://www.valleyair.org/rules/currnrules/Rule22010411.pdf>  
(visited March 19, 2015).....7
- San Joaquin Valley Unified Air Pollution Control District Guide to Assessing and Mitigating Air Quality Impacts*, (March 19, 2015) p. 22,  
available at:  
<http://www.valleyair.org/transportation/CEQA%20Rules/GAMAQI%20Jan%202002%20Rev.pdf> (visited March 30, 2015).....7

*San Joaquin Valley Unified Air Pollution Control District Environmental Review Guidelines* (Aug. 2000) p. 4-11, available at: [http://www.valleyair.org/transportation/CEQA%20Rules/ERG%20Adopted%20\\_August%202000\\_.pdf](http://www.valleyair.org/transportation/CEQA%20Rules/ERG%20Adopted%20_August%202000_.pdf) (visited March 12, 2015).....8

*San Joaquin Valley Unified Air Pollution Control District 2007 Ozone Plan*, Appendix B pp. B-6, B-9, available at: [http://www.valleyair.org/Air\\_Quality\\_Plans/docs/AQ\\_Ozone\\_2007\\_Adopted/19%20Appendix%20B%20April%202007.pdf](http://www.valleyair.org/Air_Quality_Plans/docs/AQ_Ozone_2007_Adopted/19%20Appendix%20B%20April%202007.pdf) (visited March 12, 2015).....9

## I. INTRODUCTION.

The San Joaquin Valley Unified Air Pollution Control District (“Air District”) respectfully submits that the Court of Appeal erred when it held that the air quality analysis contained in the Environmental Impact Report (“EIR”) for the Friant Ranch development project was inadequate under the California Environmental Quality Act (“CEQA”) because it did not include an analysis of the correlation between the project’s criteria air pollutants and the potential adverse human health impacts. A close reading of the portion of the administrative record that gave rise to this issue demonstrates that the Court’s holding is based on a misunderstanding of the distinction between toxic air contaminants and criteria air pollutants.

Toxic air contaminants, also known as hazardous air pollutants, are those pollutants that are known or suspected to cause cancer or other serious health effects, such as birth defects. There are currently 189 toxic air contaminants (hereinafter referred to as “TACs”) regulated by the United States Environmental Protection Agency (“EPA”) and the states pursuant to the Clean Air Act. 42 U.S.C. § 7412. Common TACs include benzene, perchloroethylene and asbestos. *Id.* at 7412(b).

In contrast, there are only six (6) criteria air pollutants: ozone, particulate matter, carbon monoxide, nitrogen oxides, sulfur dioxide and lead. Although criteria air pollutants can also be harmful to human health,

they are distinguishable from TACs and are regulated separately. For instance, while criteria pollutants are regulated by numerous sections throughout Title I of the Clean Air Act, the regulation of TACs occurs solely under section 112 of the Act. *Compare* 42 U.S.C. §§ 7407 – 7411 & 7501 – 7515 *with* 42 U.S.C. § 7411.

The most relevant difference between criteria pollutants and TACs for purposes of this case is the manner in which human health impacts are accounted for. While it is common practice to analyze the correlation between an individual facility's TAC emissions and the expected localized human health impacts, such is not the case for criteria pollutants. Instead, the human health impacts associated with criteria air pollutants are analyzed and taken into consideration when EPA sets the national ambient air quality standard ("NAAQS") for each criteria pollutant. 42 U.S.C. § 7409(b)(1). The health impact of a particular criteria pollutant is analyzed on a regional and not a facility level based on how close the area is to complying with (attaining) the NAAQS. Accordingly, while the type of individual facility / health impact analysis that the Court of Appeal has required is a customary practice for TACs, it is not feasible to conduct a similar analysis for criteria air pollutants because currently available computer modeling tools are not equipped for this task.

It is clear from a reading of both the administrative record and the Court of Appeal's decision that the Court did not have the expertise to fully



appreciate the difference between TACs and criteria air pollutants. As a result, the Court has ordered the County of Fresno to conduct an analysis that is not practicable and not likely yield valid information. The Air District respectfully requests that this portion of the Court of Appeal's decision be reversed.

**II. THE COURT OF APPEAL ERRED IN FINDING THE FRIANT RANCH EIR INADEQUATE FOR FAILING TO ANALYZE THE SPECIFIC HUMAN HEALTH IMPACTS ASSOCIATED CRITERIA AIR POLLUTANTS.**

Although the Air District does not take lightly the amount of air emissions at issue in this case, it submits that the Court of Appeal got it wrong when it required Fresno County to revise the Friant Ranch EIR to include an analysis correlating the criteria air pollutant emissions associated with the project with specific, localized health-impacts. The type of analysis the Court of Appeal has required will not yield reliable information because currently available modeling tools are not well suited for this task. Further, in reviewing this issue de novo, the Court of Appeal failed to appreciate that it lacked the scientific expertise to appreciate the significant differences between a health risk assessment commonly performed for toxic air contaminants and a similar type of analysis it felt should have been conducted for criteria air pollutants.

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**A. Currently Available Modeling Tools are not Equipped to Provide a Meaningful Analysis of the Correlation between an Individual Development Project's Air Emissions and Specific Human Health Impacts.**

In order to appreciate the problematic nature of the Court of Appeals' decision requiring a health risk type analysis for criteria air pollutants, it is important to understand how the relevant criteria pollutants (ozone and particulate matter) are formed, dispersed and regulated.

Ground level ozone (smog) is not directly emitted into the air, but is formed when precursor pollutants such as oxides of nitrogen (NO<sub>x</sub>) and volatile organic compounds (VOCs) are emitted into the atmosphere and undergo complex chemical reactions in the process of sunlight.<sup>1</sup> Once formed, ozone can be transported long distances by wind.<sup>2</sup> Because of the complexity of ozone formation, a specific tonnage amount of NO<sub>x</sub> or VOCs emitted in a particular area does not equate to a particular concentration of ozone in that area. In fact, even rural areas that have relatively low tonnages of emissions of NO<sub>x</sub> or VOCs can have high levels of ozone concentration simply due to wind transport.<sup>3</sup> Conversely, the San Francisco Bay Area has six times more NO<sub>x</sub> and VOC emissions per square mile than the San Joaquin Valley, but experiences lower

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<sup>1</sup> See United States Environmental Protection Agency, *Ground-level Ozone: Basic Information*, available at: <http://www.epa.gov/airquality/ozonepollution/basic.html> (visited March 10, 2015).

<sup>2</sup> *Id.*

<sup>3</sup> *Id.*

concentrations of ozone (and better air quality) simply because sea breezes disperse the emissions.<sup>4</sup>

Particulate matter (“PM”) can be divided into two categories: directly emitted PM and secondary PM.<sup>5</sup> While directly emitted PM can have a localized impact, the tonnage emitted does not always equate to the local PM concentration because it can be transported long distances by wind.<sup>6</sup> Secondary PM, like ozone, is formed via complex chemical reactions in the atmosphere between precursor chemicals such as sulfur dioxides (SO<sub>x</sub>) and NO<sub>x</sub>.<sup>7</sup> Because of the complexity of secondary PM formation, the tonnage of PM-forming precursor emissions in an area does not necessarily result in an equivalent concentration of secondary PM in that area.

The disconnect between the *tonnage* of precursor pollutants (NO<sub>x</sub>, SO<sub>x</sub> and VOCs) and the *concentration* of ozone or PM formed is important because it is not necessarily the tonnage of precursor pollutants that causes human health effects, but the concentration of resulting ozone or PM. Indeed, the national ambient air quality standards (“NAAQS”), which are statutorily required to be set by the United States Environmental Protection

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<sup>4</sup> *San Joaquin Valley Air Pollution Control District 2007 Ozone Plan*, Executive Summary p. ES-6, available at: [http://www.valleyair.org/Air\\_Quality\\_Plans/docs/AQ\\_Ozone\\_2007\\_Adopted/03%20Executive%20Summary.pdf](http://www.valleyair.org/Air_Quality_Plans/docs/AQ_Ozone_2007_Adopted/03%20Executive%20Summary.pdf) (visited March 10, 2015).

<sup>5</sup> United States Environmental Protection Agency, *Particulate Matter: Basic Information*, available at: <http://www.epa.gov/airquality/particlepollution/basic.html> (visited March 10, 2015).

<sup>6</sup> *Id.*

<sup>7</sup> *Id.*

Agency (“EPA”) at levels that are “requisite to protect the public health,” 42 U.S.C. § 7409(b)(1), are established as concentrations of ozone or particulate matter and not as tonnages of their precursor pollutants.<sup>8</sup>

Attainment of a particular NAAQS occurs when the concentration of the relevant pollutant remains below a set threshold on a consistent basis throughout a particular region. For example, the San Joaquin Valley attained the 1-hour ozone NAAQS when ozone concentrations remained at or below 0.124 parts per million Valley-wide on 3 or fewer days over a 3-year period.<sup>9</sup> Because the NAAQS are focused on achieving a particular concentration of pollution region-wide, the Air District’s tools and plans for attaining the NAAQS are regional in nature.

For instance, the computer models used to simulate and predict an attainment date for the ozone or particulate matter NAAQS in the San Joaquin Valley are based on regional inputs, such as regional inventories of precursor pollutants (NO<sub>x</sub>, SO<sub>x</sub> and VOCs) and the atmospheric chemistry and meteorology of the Valley.<sup>10</sup> At a very basic level, the models simulate future ozone or PM levels based on predicted changes in precursor

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<sup>8</sup> See, e.g., United States Environmental Protection Agency, *Table of National Ambient Air Quality Standards*, available at: <http://www.epa.gov/air/criteria.html#3> (visited March 10, 2015).

<sup>9</sup> *San Joaquin Valley Unified Air Pollution Control District 2013 Plan for the Revoked 1-Hour Ozone Standard*, Ch. 2 p. 2-16, available at: [http://www.valleyair.org/Air\\_Quality\\_Plans/OzoneOneHourPlan2013/02Chapter2ScienceTrendsModeling.pdf](http://www.valleyair.org/Air_Quality_Plans/OzoneOneHourPlan2013/02Chapter2ScienceTrendsModeling.pdf) (visited March 10, 2015).

<sup>10</sup> *Id.* at Ch. 2 p. 2-19 (visited March 12, 2015); *San Joaquin Valley Unified Air Pollution Control District 2008 PM<sub>2.5</sub> Plan*, Appendix F, pp. F-2 – F-5, available at: [http://www.valleyair.org/Air\\_Quality\\_Plans/docs/AQ\\_Final\\_Adopted\\_PM2.5/20%20Appendix%20F.pdf](http://www.valleyair.org/Air_Quality_Plans/docs/AQ_Final_Adopted_PM2.5/20%20Appendix%20F.pdf) (visited March 19, 2015).

emissions Valley wide.<sup>11</sup> Because the NAAQS are set levels necessary to protect human health, the closer a region is to attaining a particular NAAQS, the lower the human health impact is from that pollutant.

The goal of these modeling exercises is not to determine whether the emissions generated by a particular factory or development project will affect the date that the Valley attains the NAAQS. Rather, the Air District's modeling and planning strategy is regional in nature and based on the extent to which *all* of the emission-generating sources in the Valley (current and future) must be controlled in order to reach attainment.<sup>12</sup>

Accordingly, the Air District has based its thresholds of significance for CEQA purposes on the levels that scientific and factual data demonstrate that the Valley can accommodate without affecting the attainment date for the NAAQS.<sup>13</sup> The Air District has tied its CEQA significance thresholds to the level at which stationary pollution sources permitted by the Air District must "offset" their emissions.<sup>14</sup> This "offset"

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<sup>11</sup> *Id.*

<sup>12</sup> Although the Air District does have a dispersion modeling tool used during its air permitting process that is used to predict whether a particular project's directly emitted PM will either cause an exceedance of the PM NAAQS or contribute to an existing exceedance, this model bases the prediction on a worst case scenario of emissions and meteorology and has no provision for predicting any associated human health impacts. Further, this analysis is only performed for stationary sources (factories, oil refineries, etc.) that are required to obtain a New Source Review permit from the Air District and not for development projects such as Friant Ranch over which the Air District has no preconstruction permitting authority. See San Joaquin Valley Unified Air Pollution Control District Rule 2201 §§ 2.0; 3.3.9; 4.14.1, available at:

<http://www.valleyair.org/rules/currnrules/Rule22010411.pdf> (visited March 19, 2015).

<sup>13</sup> *San Joaquin Valley Unified Air Pollution Control District Guide to Assessing and Mitigating Air Quality Impacts*, (March 19, 2015) p. 22, available at:

<http://www.valleyair.org/transportation/CEQA%20Rules/GAMAQI%20Jan%202002%20Rev.pdf> (visited March 30, 2015).

<sup>14</sup> *Id.* at pp. 22, 25.

level allows for growth while keeping the cumulative effects of all new sources at a level that will not impede attainment of the NAAQS.<sup>15</sup> In the Valley, these thresholds are 15 tons per year of PM, and 10 tons of NOx or VOC per year. *Sierra Club, supra*, 172 Cal.Rptr.3d at 303; AR 4554. Thus, the CEQA air quality analysis for criteria pollutants is not really a localized, project-level impact analysis but one of regional, “cumulative impacts.”

Accordingly, the significance thresholds applied in the Friant Ranch EIR (15 tons per year of PM and 10 tons of NOx or VOCs) are not intended to be indicative of any localized human health impact that the project may have. While the health effects of air pollution are of primary concern to the Air District (indeed, the NAAQS are established to protect human health), the Air District is simply not equipped to analyze whether and to what extent the criteria pollutant emissions of an individual CEQA project directly impact human health in a particular area. This is true even for projects with relatively high levels of emissions of criteria pollutant precursor emissions.

For instance, according to the EIR, the Friant Ranch project is estimated to emit 109.52 tons per year of ROG (VOC), 102.19 tons per year of NOx, and 117.38 tons per year of PM. Although these levels well

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<sup>15</sup> <sup>15</sup> *San Joaquin Valley Unified Air Pollution Control District Environmental Review Guidelines* (Aug. 2000) p. 4-11, available at: <http://www.valleyair.org/transportation/CEQA%20Rules/ERG%20Adopted%20August%202000.pdf> (visited March 12, 2015).

exceed the Air District's CEQA significance thresholds, this does not mean that one can easily determine the concentration of ozone or PM that will be created at or near the Friant Ranch site on a particular day or month of the year, or what specific health impacts will occur. Meteorology, the presence of sunlight, and other complex chemical factors all combine to determine the ultimate concentration and location of ozone or PM. This is especially true for a project like Friant Ranch where most of the criteria pollutant emissions derive not from a single "point source," but from area wide sources (consumer products, paint, etc.) or mobile sources (cars and trucks) driving to, from and around the site.

In addition, it would be extremely difficult to model the impact on NAAQS attainment that the emissions from the Friant Ranch project may have. As discussed above, the currently available modeling tools are equipped to model the impact of *all* emission sources in the Valley on attainment. According to the most recent EPA-approved emission inventory, the NOx inventory for the Valley is for the year 2014 is 458.2 tons per day, or 167,243 tons per year and the VOC (or ROG) inventory is 361.7 tons per day, or 132,020.5 tons per year.<sup>16</sup> Running the photochemical grid model used for predicting ozone attainment with the

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<sup>16</sup> *San Joaquin Valley Unified Air Pollution Control District 2007 Ozone Plan*, Appendix B pp. B-6, B-9, available at: [http://www.valleyair.org/Air\\_Quality\\_Plans/docs/AQ\\_Ozone\\_2007\\_Adopted/19%20Appendix%20B%20April%202007.pdf](http://www.valleyair.org/Air_Quality_Plans/docs/AQ_Ozone_2007_Adopted/19%20Appendix%20B%20April%202007.pdf) (visited March 12, 2015).

emissions solely from the Friant Ranch project (which equate to less than one-tenth of one percent of the total NOx and VOC in the Valley) is not likely to yield valid information given the relative scale involved.

Finally, even once a model is developed to accurately ascertain local increases in concentrations of photochemical pollutants like ozone and some particulates, it remains impossible, using today's models, to correlate that increase in concentration to a specific health impact. The reason is the same: such models are designed to determine regional, population-wide health impacts, and simply are not accurate when applied at the local level.

For these reasons, it is not the norm for CEQA practitioners, including the Air District, to conduct an analysis of the localized health impacts associated with a project's criteria air pollutant emissions as part of the EIR process. When the accepted scientific method precludes a certain type of analysis, "the court cannot impose a legal standard to the contrary." *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 717 n. 8. However, that is exactly what the Court of Appeal has done in this case. Its decision upends the way CEQA air quality analysis of criteria pollutants occurs and should be reversed.

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**B. The Court of Appeal Improperly Extrapolated a Request for a Health Risk Assessment for Toxic Air Contaminants into a Requirement that the EIR contain an Analysis of Localized Health Impacts Associated with Criteria Air Pollutants.**

The Court of Appeal's error in requiring the new health impact analysis for criteria air pollutants clearly stems from a misunderstanding of terms of art commonly used in the air pollution field. More specifically, the Court of Appeal (and Appellants Sierra Club et al.) appear to have confused the health risk analysis ("HRA") performed to determine the health impacts associated with a project's toxic air contaminants ("TACs"), with an analysis correlating a project's criteria air pollutants (ozone, PM and the like) with specific localized health impacts.

The first type of analysis, the HRA, is commonly performed during the Air District's stationary source permitting process for projects that emit TACs and is, thus, incorporated into the CEQA review process. An HRA is a comprehensive analysis to evaluate and predict the dispersion of TACs emitted by a project and the potential for exposure of human populations. It also assesses and quantifies both the individual and population-wide health risks associated with those levels of exposure. There is no similar analysis conducted for criteria air pollutants. Thus, the second type of analysis (required by the Court of Appeal), is not currently part of the Air District's process because, as outlined above, the health risks associated

with exposure to criteria pollutants are evaluated on a regional level based on the region's attainment of the NAAQS.

The root of this confusion between the types of analyses conducted for TACs versus criteria air pollutants appears to stem from a comment that was presented to Fresno County by the City of Fresno during the administrative process.

In its comments on the draft EIR, the City of Fresno (the only party to raise this issue) stated:

[t]he EIR must disclose the human health related effects of the Project's air pollution impacts. (CEQA Guidelines section 15126.2(a).) The EIR fails completely in this area. The EIR should be revised to disclose and determine the significance of TAC impacts, and of human health risks due to exposure to Project-related air emissions.

(AR 4602.)

In determining that the issue regarding the correlation between the Friant Ranch project's criteria air pollutants and adverse health impacts was adequately exhausted at the administrative level, the Court of Appeal improperly read the first two sentences of the City of Fresno's comment in isolation rather than in the context of the entire comment. *See Sierra Club v. County of Fresno* (2014) 172 Cal.Rptr.3d 271, 306. Although the comment first speaks generally in terms of "human health related effects" and "air pollution," it requests only that the EIR be revised to disclose "the significance of TACs" and the "human health risks due to exposure."

The language of this request in the third sentence of the comment is significant because, to an air pollution practitioner, the language would only have indicated only that a HRA for TACs was requested, and not a separate analysis of the health impacts associated with the project's criteria air pollutants. Fresno County clearly read the comment as a request to perform an HRA for TACs and limited its response accordingly. (AR 4602.)<sup>17</sup> The Air District submits that it would have read the City's comment in the same manner as the County because the City's use of the terms "human health risks" and "TACs" signal that an HRA for TACs is being requested. Indeed, the Air District was also concerned that an HRA be conducted, but understood that it was not possible to conduct such an analysis until the project entered the phase where detailed site specific information, such as the types of emission sources and the proximity of the sources to sensitive receptors became available. (AR 4553.)<sup>18</sup> The City of Fresno was apparently satisfied with the County's discussion of human health risks, as it did not raise the issue again when it commented on the final EIR. (AR 8944 – 8960.)

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<sup>17</sup> Appellants do not challenge the manner in which the County addressed TACs in the EIR. (Appellants' Answer Brief p. 28 fn. 7.)

<sup>18</sup> Appellants rely on the testimony of Air District employee, Dan Barber, as support for their position that the County should have conducted an analysis correlating the project's criteria air pollutant emissions with localized health impacts. (Appellants Answer Brief pp. 10-11; 28.) However, Mr. Barber's testimony simply reinforces the Air District's concern that a risk assessment (HRA) be conducted once the actual details of the project become available. (AR 8863.) As to criteria air pollutants, Mr. Barber's comments are aimed at the Air District's concern about the amount of emissions and the fact that the emissions will make it "more difficult for Fresno County and the Valley to reach attainment which means that the health of Valley residents maybe [sic] adversely impacted." Mr. Barber says nothing about conducting a separate analysis of the localized health impacts the project's emissions may have.

The Court of Appeal's holding, which incorrectly extrapolates a request for an HRA for TACs into a new analysis of the localized health impacts of the project's criteria air pollutants, highlights two additional errors in the Court's decision.

First, the Court of Appeal's holding illustrates why the Court should have applied the deferential substantial evidence standard of review to the issue of whether the EIR's air quality analysis was sufficient. The regulation of air pollution is a technical and complex field and the Court of Appeal lacked the expertise to fully appreciate the difference between TACs and criteria air pollutants and tools available for analyzing each type of pollutant.

Second, it illustrates that the Court likely got it wrong when it held that the issue regarding the criteria pollutant / localized health impact analysis was properly exhausted during the administrative process. In order to preserve an issue for the court, '[t]he "exact issue" must have been presented to the administrative agency....' [Citation.] *Citizens for Responsible Equitable Environmental Development v. City of San Diego*, (2011) 196 Cal.App.4th 515, 527 129 Cal.Rptr.3d 512, 521; *Sierra Club v. City of Orange* (2008) 163 Cal.App.4th 523, 535, 78 Cal.Rptr.3d 1, 13. "[T]he objections must be sufficiently specific so that the agency has the

opportunity to evaluate and respond to them.’ [Citation.]” *Sierra Club v. City of Orange*, 163 Cal.App.4<sup>th</sup> at 536.<sup>19</sup>

As discussed above, the City’s comment, while specific enough to request a commonly performed HRA for TACs, provided the County with no notice that it should perform a new type of analysis correlating criteria pollutant tonnages to specific human health effects. Although the parties have not directly addressed the issue of failure to exhaust administrative remedies in their briefs, the Air District submits that the Court should consider how it affects the issues briefed by the parties since “[e]xhaustion of administrative remedies is a jurisdictional prerequisite to maintenance of a CEQA action.” *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4<sup>th</sup> 1184, 1199, 22 Cal.Rptr.3d 203.

### III. CONCLUSION

For all of the foregoing reasons, the Air District respectfully requests that the portion of the Court of Appeal’s decision requiring an analysis correlating the localized human health impacts associated with an individual project’s criteria air pollutant emissions be reversed.

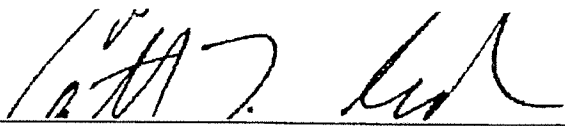
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<sup>19</sup> *Sierra Club v. City of Orange*, is illustrative here. In that case, the plaintiffs challenged an EIR approved for a large planned community on the basis that the EIR improperly broke up the various environmental impacts by separate project components or “piecemealed” the analysis in violation of CEQA. In evaluating the defense that the plaintiffs had failed to adequately raise the issue at the administrative level, the Court held that comments such as “the use of a single document for both a project-level and a program-level EIR [is] ‘confusing’,” and “[t]he lead agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project,” were too vague to fairly raise the argument of piecemealing before the agency. *Sierra Club v. City of Orange*, 163 Cal.App.4<sup>th</sup> at 537.

correlating the localized human health impacts associated with an individual project's criteria air pollutant emissions be reversed.

Respectfully submitted,

Dated: April 2, 2015

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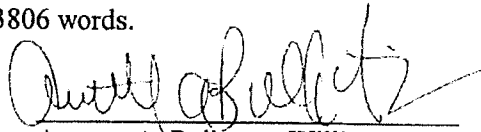
Catherine T. Redmond  
Attorney for Proposed Amicus  
Curiae

SAN JOAQUIN VALLEY  
UNIFIED  
AIR POLLUTION CONTROL  
DISTRICT

## CERTIFICATE OF WORD COUNT

Pursuant to Rule 8.204 of the California Rules of Court, I hereby certify that this document, based on the Word County feature of the Microsoft Word software program used to compose and print this document, contains, exclusive of caption, tables, certificate of word count, signature block and certificate of service, 3806 words.

Dated: April 2, 2015

A handwritten signature in black ink, appearing to read "Annette A. Ballatore-Williamson", written over a horizontal line.

Annette A. Ballatore-Williamson  
District Counsel (SBN 192176)

*Sierra Club et al, v. County of Fresno, et al*  
**Supreme Court of California Case No.: S219783**  
**Fifth District Court of Appeal Case No.: F066798**  
**Fresno County Superior Court Case No.: 11CECG00726**

**PROOF OF SERVICE**

I am over the age of 18 years and not a party to the above-captioned action; that my business address is San Joaquin Valley Unified Air Pollution Control District located at 1990 E. Gettysburg Avenue, Fresno, California 93726.

On April 2, 2015, I served the document described below:

**APPLICATION FOR LEAVE TO FILE AMICUS CURIAE BRIEF OF  
SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT IN  
SUPPORT OF DEFENDANT AND RESPONDENT, COUNTY OF FRESNO**

On all parties to this action at the following addresses and in the following manner:

**PLEASE SEE ATTACHED SERVICE LIST**

- (XX) **(BY MAIL)** I caused a true copy of each document(s) to be laced in a sealed envelope with first-class postage affixed and placed the envelope for collection. Mail is collected daily at my office and placed in a United State Postal Service collection box for pick-up and delivery that same day.
- ( ) **(BY ELECTRONIC MAIL)** I caused a true and correct scanned image (.PDF file) copy to be transmitted via electronic mail transfer system in place at the San Joaquin Valley Unified Air Pollution Control District ("District"), originating from the undersigned at 1990 E. Gettysburg Avenue, Fresno, CA, to the address(es) indicated below.
- ( ) **(BY OVERNIGHT MAIL)** I caused a true and correct copy to be delivered via Federal Express to the following person(s) or their representative at the address(es) listed below.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that I executed this document on April 2, 2015, at Fresno, California.

  
\_\_\_\_\_  
Esthela Soto



**SERVICE LIST**

***Sierra Club et al, v. County of Fresno, et al***

**Supreme Court of California Case No.: S219783**

**Fifth District Court of Appeal Case No.: F066798**

**Fresno County Superior Court Case No.: 11CECG00726**

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**S219783**

**IN THE SUPREME COURT OF CALIFORNIA**

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SIERRA CLUB, REVIVE THE SAN JOAQUIN, and  
LEAGUE OF WOMEN VOTERS OF FRESNO,

Plaintiffs and Appellants,

v.

COUNTY OF FRESNO,

Defendant and Respondent,

and,

FRIANT RANCH, L.P.,

Real Party in Interest and Respondent.

SUPREME COURT  
FILED

APR 13 2015

Frank A. MacGregor, Clerk

Deputy

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After a Published Decision by the Court of Appeal, filed May 27, 2014  
Fifth Appellate District Case No. F066798

Appeal from the Superior Court of California, County of Fresno  
Case No. 11CECG00726  
Honorable Rosendo A. Pena, Jr.

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**APPLICATION OF THE SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT FOR LEAVE TO FILE  
BRIEF OF *AMICUS CURIAE* IN SUPPORT OF NEITHER PARTY  
AND [PROPOSED] BRIEF OF *AMICUS CURIAE***

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**CLERK SUPREME COURT**

## TABLE OF CONTENTS

APPLICATION FOR LEAVE TO FILE <i>amicus curiae</i> brief.....	App-1
HOW THIS BRIEF WILL ASSIST THE COURT .....	App-1
STATEMENT OF INTEREST OF <i>AMICUS CURIAE</i> .....	App-3
CERTIFICATION REGARDING AUTHORSHIP & FUNDING .....	App-4
BRIEF OF AMICUS CURIAE.....	1
SUMMARY OF ARGUMENT .....	1
ARGUMENT .....	2
I. RELEVANT FACTUAL AND LEGAL FRAMEWORK. ....	2
A. Air Quality Regulatory Background .....	2
B. The SCAQMD's Role Under CEQA.....	6
II. THIS COURT SHOULD NOT SET A HARD-AND-FAST RULE CONCERNING THE EXTENT TO WHICH AN EIR MUST CORRELATE A PROJECT'S EMISSION OF POLLUTANTS WITH RESULTING HEALTH IMPACTS.....	8
III. THE QUESTION OF WHETHER AN EIR CONTAINS SUFFICIENT ANALYSIS TO MEET CEQA'S REQUIREMENTS IS A MIXED QUESTION OF FACT AND LAW GOVERNED BY TWO DIFFERENT STANDARDS OF REVIEW.....	16
A. Standard of Review for Feasibility Determination and Sufficiency as an Informative Document .....	16
B. Friant Ranch's Rationale for Rejecting the Independent Judgment Standard of Review is Unsupported by Case Law.....	23
IV. COURTS MUST SCRUPULOUSLY ENFORCE THE REQUIREMENTS THAT LEAD AGENCIES CONSULT WITH AND OBTAIN COMMENTS FROM AIR DISTRICTS.....	26
CONCLUSION .....	29

## TABLE OF AUTHORITIES

### State Cases

<i>Association of Irrigated Residents v. County of Madera</i> (2003) 107 Cal App.4th 1383 .....	1, 9
<i>Bakersfield Citizens for Local Control v. City of Bakersfield</i> (2004) 124 Cal.App.4th 1184 .....	9, 22
<i>Berkeley Keep Jets Over the Bay v. Board of Port Commissioners</i> (2007) 91 Cal.App.4th 1344.....	21, 28
<i>Center for Biological Diversity v. County of San Bernardino</i> (2010) 185 Cal.App.4th 866. ....	20
<i>Citizens of Goleta Valley v. Bd. of Supervisors</i> (1990) 52 Cal.3d 553 .....	8-9
<i>County of Amador v. El Dorado County Water Agency</i> (1999) 76 Cal.App.4th 931 .....	23
<i>Crocker National Bank v. City and County of San Francisco</i> (1989) 49 Cal.3d 881 .....	18
<i>Ebbetts Pass Forest Watch v. California Dept. of Forestry &amp; Fire Protection</i> (2008) 43 Cal.4th 936.....	21
<i>Fall River Wild Trout Foundation v. County of Shasta</i> , (1999) 70 Cal.App.4th 482 .....	27, 28
<i>Gray v. County of Madera</i> (2008) 167 Cal.App.4th 1099 .....	25
<i>Laurel Heights Improvement Assn. v. Regents of the Univ of Cal. ("Laurel Heights I")</i> (1988) 47 Cal.3d 376.....	1, 8, 19, 20, 21, 22
<i>Natural Res. Def. Council v SCAQMD</i> , Los Angeles Superior Court No. BS110792 .....	12
<i>Neighbors for Smart Rail v. Exposition Metro Line</i> (2013) 57 Cal.4th 439 .....	15, 20

### **State Cases (cont'd)**

<i>Orange County Air Pollution Control District v. Public Util. Com.</i> (1971) 4 Cal.3d 945 .....	27
<i>Save Our Peninsula Comm. v. Monterey County Bd. of Supervisors</i> (2001) 87 Cal.App.4th 99 .....	19
<i>Schenck v. County of Sonoma</i> (2011) 198 Cal.App.4th 949 .....	26, 27
<i>Sierra Club v. County of Fresno</i> (2014) 226 Cal.App.4th 704 (superseded by grant of review) 172 Cal.Rptr.3d 271 .....	9, 23
<i>Sierra Club v. State Bd. Of Forestry</i> (1994) 7 Cal.4th 1215 .....	28
<i>Uphold Our Heritage v. Town of Woodside</i> (2007) 147 Cal.App.4th 587 .....	20
<i>Vineyard Area Citizens for Responsible Growth, Inc.</i> <i>v. City of Rancho Cordova</i> (2007) 40 Cal.4th 412 .....	1, 17, 19, 24, 25, 26
<i>Western Oil &amp; Gas Assn. v. Monterey Bay Unified APCD</i> (1989) 49 Cal.3d 408 .....	5

### **California Statutes**

Health & Saf. Code § 39666 .....	5
Health & Saf. Code § 40000 .....	3
Health & Saf. Code § 40001 .....	3
Health & Saf. Code § 40410 .....	3
Health & Saf. Code §§ 40460, et seq .....	4
Health & Saf. Code § 41508 .....	5
Health & Saf. Code §§ 42300, et seq .....	5
Health & Saf. Code § 44320 .....	5
Health & Saf. Code § 44322 .....	5
Health & Saf. Code § 44360 .....	5
Pub. Resources Code § 20180.3 .....	27
Pub. Resources Code § 21061 .....	19
Pub. Resources Code § 21061.1 .....	16

### **California Statutes (cont'd)**

Pub. Resources Code § 21080.....	6
Pub. Resources Code § 21080.5.....	6
Pub. Resources Code § 21083.1.....	26
Pub. Resources Code § 21100.....	27
Pub. Resources Code § 21104.....	6, 7 26
Pub. Resources Code §§ 21150-21154 .....	7
Pub. Resources Code § 21151.8.....	25
Pub. Resources Code § 21153 .....	6, 7, 26

### **California Regulations**

#### **Cal. Code Regs., tit. 14, §§ 15000, et seq. ("CEQA Guidelines")**

CEQA Guidelines § 15050.....	6
CEQA Guidelines § 15051.....	1, 6
CEQA Guidelines § 15073.....	6
CEQA Guidelines § 15086.....	6
CEQA Guidelines § 15088.5.....	28
CEQA Guidelines § 15096.....	6
CEQA Guidelines § 15126.2.....	25
CEQA Guidelines § 15131.....	26
CEQA Guidelines § 15144.....	19, 24
CEQA Guidelines § 15151.....	9, 18, 19
CEQA Guidelines § 15204.....	1, 9, 21
CEQA Guidelines § 15251.....	6
CEQA Guidelines § 15366.....	7
CEQA Guidelines § 15381.....	6

Cal. Code Regs., tit. 17, § 60104 .....	3
---	---

### **Federal Statutes**

42 U.S.C. § 7401; CAA § 101 .....	4
42 U.S.C. § 7408; CAA § 108 .....	3
42 U.S.C. § 7409; CAA § 109 .....	4
42 U.S.C. § 7410; CAA § 110 .....	4, 5
42 U.S.C. § 7412; CAA § 112 .....	5
42 U.S.C. § 7502; CAA § 172 .....	5, 13
42 U.S.C. § 7503; CAA § 173 .....	5, 13
42 U.S.C. § 7511a; CAA § 182.....	13
42 U.S.C. § 7521; CAA § 202 .....	4
42 U.S.C. § 7543; CAA § 209 .....	4
42 U.S.C. § 7547; CAA § 213 .....	4



## **Rules**

SCAQMD Rule 1303 .....	7
SCAQMD Rule 1401 .....	5, 8, 9

## **Other**

Association of Environmental Professionals, 2015 CEQA Statute and Guidelines (2015) (Appendix G, "Environmental Checklist Form." .....	24
CARB, <i>Health Impacts Analysis: PM Premature Death Relationship</i> .....	14
CARB, <i>Health Impacts Analysis: PM Mortality Relationship</i> .....	16
CARB, Resolution 98-35, Aug. 27, 1998 .....	8
SCAQMD, <i>Air Quality Analysis Handbook</i> .....	13
SCAQMD, <i>Final 2012 AQMP (Feb. 2013)</i> .....	3, 11
SCAQMD, <i>Final Subsequent Mitigated Negative Declaration for: Warren E&amp;P, Inc. WTU Central Facility, New Equipment Project (certified July 19, 2011)</i> .....	14-15
SCAQMD Governing Board Agenda, February 4, 2011, Agenda Item 26, <i>Assessment for: Re-adoption of Proposed Rule 1315 – Federal New Source Review Tracking System</i> , .....	12
SCAQMD Governing Board Agenda, April 3, 2015, Agenda Item 16, Attachment A .....	7
SCAQMD, Health Risk Assessment Summary form .....	10
SCAQMD, <i>Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics "Hot Spots" Information and Assessment Act (AB2588)</i> .....	10
U.S. EPA, Ground Level Ozone .....	11
U.S. EPA, <i>Guideline on Ozone Monitoring Site Selection</i> (Aug. 1998) EPA-454/R-98-002 § 5.1.2 .....	11
U.S. EPA, <i>Health Effects of Ozone in the General Population</i> , Figure 9, .....	11
U.S. EPA, National Ambient Air Quality Standards (NAAQS) .....	4
U.S. EPA, Particulate Matter (PM) .....	4

**TO THE HONORABLE CHIEF JUSTICE AND JUSTICES OF THE  
SUPREME COURT:**

**APPLICATION FOR LEAVE TO FILE *AMICUS CURIAE* BRIEF**

Pursuant to Rule 8.520(f) of the California Rules of Court, the South Coast Air Quality Management District (SCAQMD) respectfully requests leave to file the attached *amicus curiae* brief. Because SCAQMD's position differs from that of either party, we request leave to submit this amicus brief in support of neither party.

**HOW THIS BRIEF WILL ASSIST THE COURT**

SCAQMD's proposed amicus brief takes a position on two of the issues in this case. In both instances, its position differs from that of either party. The issues are:

- 1) Does the California Environmental Quality Act (CEQA) require an environmental impact report (EIR) to correlate a project's air pollution emissions with specific levels of health impacts?
- 2) What is the proper standard of review for determining whether an EIR provides sufficient information on the health impacts caused by a project's emission of air pollutants?

This brief will assist the Court by discussing the practical realities of correlating identified air quality impacts with specific health outcomes. In short, CEQA requires agencies to provide detailed information about a project's air quality impacts that is sufficient for the public and decisionmakers to adequately evaluate the project and meaningfully understand its impacts. However, the level of analysis is governed by a rule of reason; CEQA only requires agencies to conduct analysis if it is reasonably feasible to do so.

With regard to health-related air quality impacts, an analysis that correlates a project's air pollution emissions with specific levels of health impacts will be feasible in some cases but not others. Whether it is feasible depends on a variety of factors, including the nature of the project and the nature of the analysis under consideration. The feasibility of analysis may also change over time as air districts and others develop new tools for measuring projects' air quality related health impacts. Because SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, it is uniquely situated to express an opinion on the extent to which the Court should hold that CEQA requires lead agencies to correlate air quality impacts with specific health outcomes.

SCAQMD can also offer a unique perspective on the question of the appropriate standard of review. SCAQMD submits that the proper standard of review for determining whether an EIR is sufficient as an informational document is more nuanced than argued by either party. In our view, this is a mixed question of fact and law. It includes determining whether additional analysis is feasible, which is primarily a factual question that should be reviewed under the substantial evidence standard. However, it also involves determining whether the omission of a particular analysis renders an EIR insufficient to serve CEQA's purpose as a meaningful, informational document. If a lead agency has not determined that a requested analysis is infeasible, it is the court's role to determine whether the EIR nevertheless meets CEQA's purposes, and courts should not defer to the lead agency's conclusions regarding the legal sufficiency of an EIR's analysis. The ultimate question of whether an EIR's analysis is "sufficient" to serve CEQA's informational purposes is predominately a question of law that courts should review de novo.

This brief will explain the rationale for these arguments and may assist the Court in reaching a conclusion that accords proper respect to a lead agency's factual conclusions while maintaining judicial authority over the ultimate question of what level of analysis CEQA requires.

#### **STATEMENT OF INTEREST OF *AMICUS CURIAE***

The SCAQMD is the regional agency primarily responsible for air pollution control in the South Coast Air Basin, which consists of all of Orange County and the non-desert portions of the Los Angeles, Riverside, and San Bernardino Counties. (Health & Saf. Code § 40410; Cal. Code Regs., tit. 17, § 60104.) The SCAQMD participates in the CEQA process in several ways. Sometimes it acts as a lead agency that prepares CEQA documents for projects. Other times it acts as a responsible agency when it has permit authority over some part of a project that is undergoing CEQA review by a different lead agency. Finally, SCAQMD also acts as a commenting agency for CEQA documents that it receives because it is a public agency with jurisdiction by law over natural resources affected by the project.

In all of these capacities, SCAQMD will be affected by the decision in this case. SCAQMD sometimes submits comments requesting that a lead agency perform an additional type of air quality or health impacts analysis. On the other hand, SCAQMD sometimes determines that a particular type of health impact analysis is not feasible or would not produce reliable and informative results. Thus, SCAQMD will be affected by the Court's resolution of the extent to which CEQA requires EIRs to correlate emissions and health impacts, and its resolution of the proper standard of review.

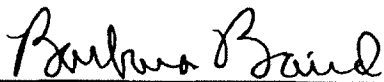
# **CERTIFICATION REGARDING AUTHORSHIP AND FUNDING**

No party or counsel in the pending case authored the proposed amicus curiae brief in whole or in part, or made any monetary contribution intended to fund the preparation or submission of the brief. No person or entity other than the proposed *Amicus Curiae* made any monetary contribution intended to fund the preparation or submission of the brief.

Respectfully submitted,

DATED: April 3, 2015

SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT  
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*MANAGEMENT DISTRICT*

## BRIEF OF AMICUS CURIAE

### SUMMARY OF ARGUMENT

The South Coast Air Quality Management District (SCAQMD) submits that this Court should not try to establish a hard-and-fast rule concerning whether lead agencies are required to correlate emissions of air pollutants with specific health consequences in their environmental impact reports (EIR). The level of detail required in EIRs is governed by a few, core CEQA (California Environmental Quality Act) principles. As this Court has stated, “[a]n EIR must include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.” (*Laurel Heights Improvement Assn. v. Regents of the Univ of Cal.* (1988) 47 Cal.3d 376, 405 [“*Laurel Heights I*”]) Accordingly, “an agency must use its best efforts to find out and disclose all that it reasonably can.” (*Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 428 (quoting CEQA Guidelines § 15144)<sup>1</sup>). However, “[a]nalysis of environmental effects need not be exhaustive, but will be judged in light of what is reasonably feasible.” (*Association of Irrigated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1390; CEQA Guidelines §§ 15151, 15204(a).)

With regard to analysis of air quality related health impacts, EIRs must generally quantify a project’s pollutant emissions, but in some cases it is not feasible to correlate these emissions to specific, quantifiable health impacts (e.g., premature mortality; hospital admissions). In such cases, a general description of the adverse health impacts resulting from the pollutants at issue may be sufficient. In other cases, due to the magnitude

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<sup>1</sup> The CEQA Guidelines are found at Cal. Code Regs., tit. 14 §§ 15000, *et seq.*

or nature of the pollution emissions, as well as the specificity of the project involved, it may be feasible to quantify health impacts. Or there may be a less exacting, but still meaningful analysis of health impacts that can feasibly be performed. In these instances, agencies should disclose those impacts.

SCAQMD also submits that whether or not an EIR complies with CEQA's informational mandates by providing sufficient, feasible analysis is a mixed question of fact and law. Pertinent here, the question of whether an EIR's discussion of health impacts from air pollution is sufficient to allow the public to understand and consider meaningfully the issues involves two inquiries: (1) Is it feasible to provide the information or analysis that a commenter is requesting or a petitioner is arguing should be required?; and (2) Even if it is feasible, is the agency relying on other policy or legal considerations to justify not preparing the requested analysis? The first question of whether an analysis is feasible is primarily a question of fact that should be judged by the substantial evidence standard. The second inquiry involves evaluating CEQA's information disclosure purposes against the asserted reasons to not perform the requested analysis. For example, an agency might believe that its EIR meets CEQA's informational disclosure standards even without a particular analysis, and therefore choose not to conduct that analysis. SCAQMD submits that this is more of a legal question, which should be reviewed de novo as a question of law.

## **ARGUMENT**

### **I. RELEVANT FACTUAL AND LEGAL FRAMEWORK.**

#### **A. Air Quality Regulatory Background**

The South Coast Air Quality Management District (SCAQMD) is one of the local and regional air pollution control districts and air quality

management districts in California. The SCAQMD is the regional air pollution agency for the South Coast Air Basin, which consists of all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. (Health & Saf. Code § 40410, 17 Cal. Code Reg. § 60104.) The SCAQMD also includes the Coachella Valley in Riverside County (Palm Springs area to the Salton Sea). (SCAQMD, *Final 2012 AQMP* (Feb. 2013), <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>; then follow “chapter 7” hyperlink; pp 7-1, 7-3 (last visited Apr. 1, 2015).) The SCAQMD's jurisdiction includes over 16 million residents and has the worst or nearly the worst air pollution levels in the country for ozone and fine particulate matter. (SCAQMD, *Final 2012 AQMP* (Feb. 2013), <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>; then follow “Executive Summary” hyperlink p. ES-1 (last visited Apr. 1, 2015).)

Under California law, the local and regional districts are primarily responsible for controlling air pollution from all sources except motor vehicles. (Health & Saf. Code § 40000.) The California Air Resources Board (CARB), part of the California Environmental Protection Agency, is primarily responsible for controlling pollution from motor vehicles. (*Id.*) The air districts must adopt rules to achieve and maintain the state and federal ambient air quality standards within their jurisdictions. (Health & Saf. Code § 40001.)

The federal Clean Air Act (CAA) requires the United States Environmental Protection Agency (EPA) to identify pollutants that are widely distributed and pose a threat to human health, developing a so-called “criteria” document. (42 U.S.C. § 7408; CAA § 108.) These pollutants are frequently called “criteria pollutants.” EPA must then establish “national ambient air quality standards” at levels “requisite to protect public health”,



allowing “an adequate margin of safety.” (42 U.S.C. § 7409; CAA § 109.) EPA has set standards for six identified pollutants: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, particulate matter (PM), and lead. (U.S. EPA, National Ambient Air Quality Standards (NAAQS), <http://www.epa.gov/air/criteria.html> (last updated Oct. 21, 2014).)<sup>2</sup>

Under the Clean Air Act, EPA sets emission standards for motor vehicles and “nonroad engines” (mobile farm and construction equipment, marine vessels, locomotives, aircraft, etc.). (42 U.S.C. §§ 7521, 7547; CAA §§ 202, 213.) California is the only state allowed to establish emission standards for motor vehicles and most nonroad sources; however, it may only do so with EPA's approval. (42 U.S.C. §§ 7543(b), 7543(e); CAA §§ 209(b), 209(c).) Sources such as manufacturing facilities, power plants and refineries that are not mobile are often referred to as “stationary sources.” The Clean Air Act charges state and local agencies with the primary responsibility to attain the national ambient air quality standards. (42 U.S.C. § 7401(a)(3); CAA § 101(a)(3).) Each state must adopt and implement a plan including enforceable measures to achieve and maintain the national ambient air quality standards. (42 U.S.C. § 7410; CAA § 110.) The SCAQMD and CARB jointly prepare portion of the plan for the South Coast Air Basin and submit it for approval by EPA. (Health & Saf. Code §§ 40460, et seq.)

The Clean Air Act also requires state and local agencies to adopt a permit program requiring, among other things, that new or modified “major” stationary sources use technology to achieve the “lowest achievable emission rate,” and to control minor stationary sources as

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<sup>2</sup> Particulate matter (PM) is further divided into two categories: fine particulate or PM<sub>2.5</sub> (particles with a diameter of less than or equal to 2.5 microns) and coarse particulate (PM<sub>10</sub>) (particles with a diameter of 10 microns or less). (U.S. EPA, Particulate Matter (PM), <http://www.epa.gov/airquality/particulatepollution/> (last visited Apr. 1, 2015).)

needed to help attain the standards. (42 U.S.C. §§ 7502(c)(5), 7503(a)(2), 7410(a)(2)(C); CAA §§ 172(c)(5), 173(a)(2), 110(a)(2)(C).) The air districts implement these permit programs in California. (Health & Saf. Code §§ 42300, et seq.)

The Clean Air Act also sets out a regulatory structure for over 100 so-called “hazardous air pollutants” calling for EPA to establish “maximum achievable control technology” (MACT) for sources of these pollutants. (42 U.S.C. § 7412(d)(2); CAA § 112(d)(2).) California refers to these pollutants as “toxic air contaminants” (TACs) which are subject to two state-required programs. The first program requires “air toxics control measures” for specific categories of sources. (Health & Saf. Code § 39666.) The other program requires larger stationary sources and sources identified by air districts to prepare “health risk assessments” for impacts of toxic air contaminants. (Health & Saf. Code §§ 44320(b), 44322, 44360.) If the health risk exceeds levels identified by the district as “significant,” the facility must implement a “risk reduction plan” to bring its risk levels below “significant” levels. Air districts may adopt additional more stringent requirements than those required by state law, including requirements for toxic air contaminants. (Health & Saf. Code § 41508; *Western Oil & Gas Assn. v. Monterey Bay Unified APCD* (1989) 49 Cal.3d 408, 414.) For example, SCAQMD has adopted a rule requiring new or modified sources to keep their risks below specified levels and use best available control technology (BACT) for toxics. (SCAQMD, *Rule 1401-New Source Review of Toxic Air Contaminants*, <http://www.aqmd.gov/home/regulations/rules/scaqmd-rule-book/regulation-xiv>; then follow “Rule 1401” hyperlink (last visited Apr. 1, 2015).)

## **B. The SCAQMD's Role Under CEQA**

The California Environmental Quality Act (CEQA) requires public agencies to perform an environmental review and appropriate analysis for projects that they implement or approve. (Pub. Resources Code § 21080(a).) The agency with primary approval authority for a particular project is generally the “lead agency” that prepares the appropriate CEQA document. (CEQA Guidelines §§ 15050, 15051.) Other agencies having a subsequent approval authority over all or part of a project are called “responsible” agencies that must determine whether the CEQA document is adequate for their use. (CEQA Guidelines §§ 15096(c), 15381.) Lead agencies must also consult with and circulate their environmental impact reports to “trustee agencies” and agencies “with jurisdiction by law” including “authority over resources which may be affected by the project.” (Pub. Resources Code §§ 21104(a), 21153; CEQA Guidelines §§ 15086(a)(3), 15073(c).) The SCAQMD has a role in all these aspects of CEQA.

Fulfilling its responsibilities to implement its air quality plan and adopt rules to attain the national ambient air quality standards, SCAQMD adopts a dozen or more rules each year to require pollution reductions from a wide variety of sources. The SCAQMD staff evaluates each rule for any adverse environmental impact and prepares the appropriate CEQA document. Although most rules reduce air emissions, they may have secondary environmental impacts such as use of water or energy or disposal of waste—e.g., spent catalyst from control equipment.<sup>3</sup>

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<sup>3</sup> The SCAQMD's CEQA program for its rules is a “Certified Regulatory Program” under which it prepares a “functionally equivalent” document in lieu of a negative declaration or EIR. (Pub. Resources Code § 21080.5, CEQA Guidelines § 15251(l).)

The SCAQMD also approves a large number of permits every year to construct new, modified, or replacement facilities that emit regulated air pollutants. The majority of these air pollutant sources have already been included in an earlier CEQA evaluation for a larger project, are currently being evaluated by a local government as lead agency, or qualify for an exemption. However, the SCAQMD sometimes acts as lead agency for major projects where the local government does not have a discretionary approval. In such cases, SCAQMD prepares and certifies a negative declaration or environmental impact report (EIR) as appropriate.<sup>4</sup>

SCAQMD evaluates perhaps a dozen such permit projects under CEQA each year. SCAQMD is often also a “responsible agency” for many projects since it must issue a permit for part of the projects (e.g., a boiler used to provide heat in a commercial building). For permit projects evaluated by another lead agency under CEQA, SCAQMD has the right to determine that the CEQA document is inadequate for its purposes as a responsible agency, but it may not do so because its permit program already requires all permitted sources to use the best available air pollution control technology. (SCAQMD, *Rule 1303(a)(1) – Requirements*, <http://www.aqmd.gov/home/regulations/rules/scaqmd-rule-book/regulation-xiii>; then follow “Rule 1303” hyperlink (last visited Apr. 1, 2015).)

Finally, SCAQMD receives as many as 60 or more CEQA documents each month (around 500 per year) in its role as commenting agency or an agency with “jurisdiction by law” over air quality—a natural resource affected by the project. (Pub. Resources Code §§ 21104(a), 21153; CEQA Guidelines § 15366(a)(3).) The SCAQMD staff provides comments on as many as 25 or 30 such documents each month.

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<sup>4</sup> The SCAQMD's permit projects are not included in its Certified Regulatory Program, and are evaluated under the traditional local government CEQA analysis. (Pub. Resources Code §§ 21150-21154.)

(SCAQMD Governing Board Agenda, Apr. 3, 2015, Agenda Item 16, Attachment A, <http://www.aqmd.gov/home/library/meeting-agendas-minutes/agenda?title=governing-board-meeting-agenda-april-3-2015>; then follow “16. Lead Agency Projects and Environmental Documents Received by SCAQMD” hyperlink (last visited Apr. 1, 2015).) Of course, SCAQMD focuses its commenting efforts on the more significant projects.

Typically, SCAQMD comments on the adequacy of air quality analysis, appropriateness of assumptions and methodology, and completeness of the recommended air quality mitigation measures. Staff may comment on the need to prepare a health risk assessment detailing the projected cancer and noncancer risks from toxic air contaminants resulting from the project, particularly the impacts of diesel particulate matter, which CARB has identified as a toxic air contaminant based on its carcinogenic effects. (California Air Resources Board, Resolution 98-35, Aug. 27, 1998, <http://www.arb.ca.gov/regact/diesltac/diesltac.htm>; then follow Resolution 98-35 hyperlink (last visited Apr. 1, 2015).) Because SCAQMD already requires new or modified stationary sources of toxic air contaminants to use the best available control technology for toxics and to keep their risks below specified levels, (SCAQMD Rule 1401, *supra*, note 15), the greatest opportunity to further mitigate toxic impacts through the CEQA process is by reducing emissions—particularly diesel emissions—from vehicles.

**II. THIS COURT SHOULD NOT SET A HARD-AND-FAST RULE CONCERNING THE EXTENT TO WHICH AN EIR MUST CORRELATE A PROJECT’S EMISSION OF POLLUTANTS WITH RESULTING HEALTH IMPACTS.**

Numerous cases hold that courts do not review the correctness of an EIR's conclusions but rather its sufficiency as an informative document. (*Laurel Heights 1*, *supra*, 47 Cal.3d at p. 392; *Citizens of Goleta Valley v.*

*Bd. of Supervisors* (1990) 52 Cal.3d 553, 569; *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1197.)

As stated by the Court of Appeal in this case, where an EIR has addressed a topic, but the petitioner claims that the information provided about that topic is insufficient, courts must “draw[] a line that divides *sufficient* discussions from those that are *insufficient*.” (*Sierra Club v. County of Fresno* (2014) 226 Cal.App.4th 704 (superseded by grant of review) 172 Cal.Rptr.3d 271, 290.) The Court of Appeal readily admitted that “[t]he terms themselves – sufficient and insufficient – provide little, if any, guidance as to where the line should be drawn. They are simply labels applied once the court has completed its analysis.” (*Id.*)

The CEQA Guidelines, however, provide guidance regarding what constitutes a sufficient discussion of impacts. Section 15151 states that “the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.” Case law reflects this: “Analysis of environmental effects need not be exhaustive, but will be judged in light of what was reasonably feasible.” (*Association of Irrigated Residents v. County of Madera, supra*, 107 Cal.App.4th at p. 1390; see also CEQA Guidelines § 15204(a).)

Applying this test, this Court cannot realistically establish a hard-and-fast rule that an analysis correlating air pollution impacts of a project to quantified resulting health impacts is always required, or indeed that it is never required. Simply put, in some cases such an analysis will be “feasible”; in some cases it will not.

For example, air pollution control districts often require a proposed new source of toxic air contaminants to prepare a “health risk assessment” before issuing a permit to construct. District rules often limit the allowable cancer risk the new source may cause to the “maximally exposed individual” (worker and residence exposures). (*See, e.g., SCAQMD Rule 1401(c)(8); 1401(d)(1), supra* note 15.) In order to perform this analysis, it

is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). (SCAQMD, *Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics "Hot Spots" Information and Assessment Act (AB2588)*, pp. 11-16; (last visited Apr. 1, 2015) <http://www.aqmd.gov/home/library/documents-support-material;> "Guidelines" hyperlink; AB2588; then follow AB2588 Risk Assessment Guidelines hyperlink.)

Thus, it is feasible to determine the health risk posed by a new gas station locating at an intersection in a mixed use area, where receptor locations are known. On the other hand, it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)). Even where a health risk assessment can be prepared, however, the resulting maximum health risk value is only a calculation of risk—it does not necessarily mean anyone will contract cancer as a result of the project.

In order to find the "cancer burden" or expected additional cases of cancer resulting from the project, it is also necessary to know the numbers and location of individuals living within the "zone of impact" of the project: i.e., those living in areas where the projected cancer risk from the project exceeds one in a million. (SCAQMD, Health Risk Assessment Summary form, <http://www.aqmd.gov/home/forms> ; filter by "AB2588" category; then "Health Risk Assessment" hyperlink (last visited Apr. 1, 2015).) The affected population is divided into bands of those exposed to at least 1 in a million risk, those exposed to at least 10 in a million risk, etc. up to those exposed at the highest levels. (*Id.*) This data allows agencies to calculate an approximate number of additional cancer cases expected from

the project. However, it is not possible to predict which particular individuals will be affected.

For the so-called criteria pollutants<sup>5</sup>, such as ozone, it may be more difficult to quantify health impacts. Ozone is formed in the atmosphere from the chemical reaction of the nitrogen oxides (NO<sub>x</sub>) and volatile organic compounds (VOC) in the presence of sunlight. (U.S. EPA, Ground Level Ozone, <http://www.epa.gov/airquality/ozonepollution/> (last updated Mar. 25, 2015).) It takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources. (U.S. EPA, *Guideline on Ozone Monitoring Site Selection* (Aug. 1998) EPA-454/R-98-002 § 5.1.2, <http://www.epa.gov/ttnamti1/archive/cpreldoc.html> (last visited Apr. 1, 2015).) NO<sub>x</sub> and VOC are known as “precursors” of ozone.

Scientifically, health effects from ozone are correlated with increases in the ambient level of ozone in the air a person breathes. (U.S. EPA, *Health Effects of Ozone in the General Population*, Figure 9, <http://www.epa.gov/apti/ozonehealth/population.html#levels> (last visited Apr. 1, 2015).) However, it takes a large amount of additional precursor emissions to cause a modeled increase in ambient ozone levels over an entire region. For example, the SCAQMD's 2012 AQMP showed that reducing NO<sub>x</sub> by 432 tons per day (157,680 tons/year) and reducing VOC by 187 tons per day (68,255 tons/year) would reduce ozone levels at the SCAQMD's monitor site with the highest levels by only 9 parts per billion. (South Coast Air Quality Management District, *Final 2012 AQMP* (February 2013), <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>; then follow “Appendix V: Modeling & Attainment Demonstrations” hyperlink,

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<sup>5</sup> See discussion of types of pollutants, *supra*, Part I.A.



pp. v-4-2, v-7-4, v-7-24.) SCAQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NO<sub>x</sub> or VOC emissions from relatively small projects.

On the other hand, this type of analysis may be feasible for projects on a regional scale with very high emissions of NO<sub>x</sub> and VOCs, where impacts are regional. For example, in 2011 the SCAQMD performed a health impact analysis in its CEQA document for proposed Rule 1315, which authorized various newly-permitted sources to use offsets from the districts “internal bank” of emission reductions. This CEQA analysis accounted for essentially *all* the increases in emissions due to new or modified sources in the District between 2010 and 2030.<sup>6</sup> The SCAQMD was able to correlate this very large emissions increase (e.g., 6,620 pounds per day NO<sub>x</sub> (1,208 tons per year), 89,180 pounds per day VOC (16,275 tons per year)) to expected health outcomes from ozone and particulate matter (e.g., 20 premature deaths per year and 89,947 school absences in the year 2030 due to ozone).<sup>7</sup> (SCAQMD Governing Board Agenda, February 4, 2011, Agenda Item 26, *Assessment for: Re-adoption of Proposed Rule 1315 – Federal New Source Review Tracking System* (see hyperlink in fn 6) at p. 4.1-35, Table 4.1-29.)

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<sup>6</sup> (SCAQMD Governing Board Agenda, February 4, 2011, Agenda Item 26, Attachment G, *Assessment for: Re-adoption of Proposed Rule 1315 – Federal New Source Review Tracking System, Vol. 1, p.4.0-6*, <http://www.aqmd.gov/home/library/meeting-agendas-minutes/agenda?title=governing-board-meeting-agenda-february-4-2011>; the follow “26. Adopt Proposed Rule 1315 – Federal New Source Review Tracking System” (last visited April 1, 2015).)

<sup>7</sup> The SCAQMD was able to establish the location of future NO<sub>x</sub> and VOC emissions by assuming that new projects would be built in the same locations and proportions as existing stationary sources. This CEQA document was upheld by the Los Angeles County Superior Court in *Natural Res. Def. Council v SCAQMD*, Los Angeles Superior Court No. BS110792).

However, a project emitting only 10 tons per year of NO<sub>x</sub> or VOC is small enough that its regional impact on ambient ozone levels may not be detected in the regional air quality models that are currently used to determine ozone levels. Thus, in this case it would not be feasible to directly correlate project emissions of VOC or NO<sub>x</sub> with specific health impacts from ozone. This is in part because ozone formation is not linearly related to emissions. Ozone impacts vary depending on the location of the emissions, the location of other precursor emissions, meteorology and seasonal impacts, and because ozone is formed some time later and downwind from the actual emission. (EPA Guideline on Ozone Monitoring Site Selection (Aug. 1998) EPA-454/R-98-002, § 5.1.2; <https://www.epa.gov/ttnamti1/archive/cpreldoc.html>; then search “Guideline on Ozone Monitoring Site Selection” click on pdf) (last viewed Apr. 1, 2015).)

SCAQMD has set its CEQA “significance” threshold for NO<sub>x</sub> and VOC at 10 tons per year (expressed as 55 lb/day). (SCAQMD, *Air Quality Analysis Handbook*, <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>; then follow “SCAQMD Air Quality Significance Thresholds” hyperlink (last visited Apr. 1, 2015).) This is because the federal Clean Air Act defines a “major” stationary source for “extreme” ozone nonattainment areas such as SCAQMD as one emitting 10 tons/year. (42 U.S.C. §§ 7511a(e), 7511a(f); CAA §§ 182(e), 182(f).) Under the Clean Air Act, such sources are subject to enhanced control requirements (42 U.S.C. §§ 7502(c)(5), 7503; CAA §§ 172(c)(5), 173), so SCAQMD decided this was an appropriate threshold for making a CEQA “significance” finding and requiring feasible mitigation. Essentially, SCAQMD takes the position that a source that emits 10 tons/year of NO<sub>x</sub> or VOC would contribute cumulatively to ozone formation. Therefore, lead agencies that use SCAQMD’s thresholds of significance may determine

that many projects have “significant” air quality impacts and must apply all feasible mitigation measures, yet will not be able to precisely correlate the project to quantifiable health impacts, unless the emissions are sufficiently high to use a regional modeling program.

In the case of particulate matter (PM<sub>2.5</sub>)<sup>8</sup>, another “criteria” pollutant, SCAQMD staff is aware of two possible methods of analysis. SCAQMD used regional modeling to predict expected health impacts from its proposed Rule 1315, as mentioned above. Also, the California Air Resources Board (CARB) has developed a methodology that can predict expected mortality (premature deaths) from large amounts of PM<sub>2.5</sub>. (California Air Resources Board, *Health Impacts Analysis: PM Premature Death Relationship*, [http://www.arb.ca.gov/research/health/pm-mort/pm-mort\\_arch.htm](http://www.arb.ca.gov/research/health/pm-mort/pm-mort_arch.htm) (last reviewed Jan. 19, 2012).) SCAQMD used the CARB methodology to predict impacts from three very large power plants (e.g., 731-1837 lbs/day). (Final Environmental Assessment for Rule 1315, *supra*, pp 4.0-12, 4.1-13, 4.1-37 (e.g., 125 premature deaths in the entire SCAQMD in 2030), 4.1-39 (0.05 to 1.77 annual premature deaths from power plants.) Again, this project involved large amounts of additional PM<sub>2.5</sub> in the District, up to 2.82 tons/day (5,650 lbs/day of PM<sub>2.5</sub>, or, or 1029 tons/year. (*Id.* at table 4.1-4, p. 4.1-10.)

However, the primary author of the CARB methodology has reported that this PM<sub>2.5</sub> health impact methodology is not suited for small projects and may yield unreliable results due to various uncertainties.<sup>9</sup> (SCAQMD, *Final Subsequent Mitigated Negative Declaration for: Warren*

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<sup>8</sup> SCAQMD has not attained the latest annual or 24-hour national ambient air quality standards for “PM<sub>2.5</sub>” or particulate matter less than 2.5 microns in diameter.

<sup>9</sup> Among these uncertainties are the representativeness of the population used in the methodology, and the specific source of PM and the corresponding health impacts. (*Id.* at p. 2-24.)

*E&P, Inc. WTU Central Facility, New Equipment Project* (certified July 19, 2011), <http://www.aqmd.gov/home/library/documents-support-material/lead-agency-permit-projects/permit-project-documents---year-2011>; then follow “Final Subsequent Mitigated Negative Declaration for Warren E&P Inc. WTU Central Facility, New Equipment Project” hyperlink, pp. 2-22, 2-23 (last visited Apr. 1, 2015).) Therefore, when SCAQMD prepared a CEQA document for the expansion of an existing oil production facility, with very small PM<sub>2.5</sub> increases (3.8 lb/day) and a very small affected population, staff elected not to use the CARB methodology for using estimated PM<sub>2.5</sub> emissions to derive a projected premature mortality number and explained why it would be inappropriate to do so. (*Id.* at pp 2-22 to 2-24.) SCAQMD staff concluded that use of this methodology for such a small source could result in unreliable findings and would not provide meaningful information. (*Id.* at pp. 2-23, 2-25.) This CEQA document was not challenged in court.

In the above case, while it may have been technically possible to plug the data into the methodology, the results would not have been reliable or meaningful. SCAQMD believes that an agency should not be required to perform analyses that do not produce reliable or meaningful results. This Court has already held that an agency may decline to use even the “normal” “existing conditions” CEQA baseline where to do so would be misleading or without informational value. (*Neighbors for Smart Rail v. Exposition Metro Line* (2013) 57 Cal.4th 439, 448, 457.) The same should be true for a decision that a particular study or analysis would not provide reliable or meaningful results.<sup>10</sup>

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<sup>10</sup> Whether a particular study would result in “informational value” is a part of deciding whether it is “feasible.” CEQA defines “feasible” as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and

Therefore, it is not possible to set a hard-and-fast rule on whether a correlation of air quality impacts with specific quantifiable health impacts is required in all cases. Instead, the result turns on whether such an analysis is reasonably feasible in the particular case.<sup>11</sup> Moreover, what is reasonably feasible may change over time as scientists and regulatory agencies continually seek to improve their ability to predict health impacts. For example, CARB staff has been directed by its Governing Board to reassess and improve the methodology for estimating premature deaths. (California Air Resources Board, *Health Impacts Analysis: PM Mortality Relationship*, <http://www.arb.ca.gov/research/health/pm-mort/pm-mort.htm> (last reviewed Dec. 29, 2010).) This factor also counsels against setting any hard-and-fast rule in this case.

**III. THE QUESTION OF WHETHER AN EIR CONTAINS SUFFICIENT ANALYSIS TO MEET CEQA'S REQUIREMENTS IS A MIXED QUESTION OF FACT AND LAW GOVERNED BY TWO DIFFERENT STANDARDS OF REVIEW.**

**A. Standard of Review for Feasibility Determination and Sufficiency as an Informative Document**

A second issue in this case is whether courts should review an EIR's informational sufficiency under the "substantial evidence" test as argued by Friant Ranch or the "independent judgment" test as argued by Sierra Club.

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technological factors." (Pub. Resources Code § 21061.1.) A study cannot be "accomplished in a *successful* manner" if it produces unreliable or misleading results.

<sup>11</sup> In this case, the lead agency did not have an opportunity to determine whether the requested analysis was feasible because the comment was non-specific. Therefore, SCAQMD suggests that this Court, after resolving the legal issues in the case, direct the Court of Appeal to remand the case to the lead agency for a determination of whether the requested analysis is feasible. Because Fresno County, the lead agency, did not seek review in this Court, it seems likely that the County has concluded that at least some level of correlation of air pollution with health impacts is feasible.

As this Court has explained, “a reviewing court must adjust its scrutiny to the nature of the alleged defect, depending on whether the claim is predominantly one of improper procedure or a dispute over the facts.” (*Vineyard Area Citizens v. City of Rancho Cordova*, *supra*, 40 Cal.4th at 435.) For questions regarding compliance with proper procedure or other legal questions, courts review an agency’s action de novo under the “independent judgment” test. (*Id.*) On the other hand, courts review factual disputes only for substantial evidence, thereby “accord[ing] greater deference to the agency’s substantive factual conclusions.” (*Id.*)

Here, Friant Ranch and Sierra Club agree that the case involves the question of whether an EIR includes sufficient information regarding a project’s impacts. However, they disagree on the proper standard of review for answering this question: Sierra Club contends that courts use the independent judgment standard to determine whether an EIR’s analysis is sufficient to meet CEQA’s informational purposes,<sup>12</sup> while Friant Ranch contends that the substantial evidence standard applies to this question.

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<sup>12</sup> Sierra Club acknowledges that courts use the substantial evidence standard when reviewing predicate factual issues, but argues that courts ultimately decide as a matter of law what CEQA requires. (Answering Brief, pp. 14, 23.)

SCAQMD submits that the issue is more nuanced than either party contends. We submit that, whether a CEQA document includes sufficient analysis to satisfy CEQA's informational mandates is a mixed question of fact and law,<sup>13</sup> containing two levels of inquiry that should be judged by different standards.<sup>14</sup>

The state CEQA Guidelines set forth standards for the adequacy of environmental analysis. Guidelines Section 15151 states:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good-faith effort at full disclosure.

In this case, the basic question is whether the underlying analysis of air quality impacts made the EIR "sufficient" as an informative document. However, whether the EIR's analysis was sufficient is judged in light of what was reasonably feasible. This represents a mixed question of fact and law that is governed by two different standards of review.

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<sup>13</sup> Friant Ranch actually states that the claim that an EIR lacks sufficient relevant information is, "most properly thought of as raising mixed questions of fact and law." (Opening Brief, p. 27.) However, the remainder of its argument claims that the court should apply the substantial evidence standard of review to all aspects of the issue.

<sup>14</sup> Mixed questions of fact and law issues may implicate predominantly factual subordinate questions that are reviewed under the substantial evidence test even though the ultimate question may be reviewed by the independent judgment test. *Crocker National Bank v. City and County of San Francisco* (1989) 49 Cal.3d 881, 888-889.

SCAQMD submits that an EIR's sufficiency as an informational document is ultimately a legal question that courts should determine using their independent judgment. This Court's language in *Laurel Heights I* supports this position. As this Court explained: "The court does not pass upon the correctness of the EIR's environmental conclusions, but only upon its *sufficiency as an informative document*." (*Laurel Heights I, supra*, 47 Cal.3d at 392-393) (emphasis added.) As described above, the Court in *Vineyard Area Citizens v. City of Rancho Cordova, supra*, 40 Cal.4th at 431, also used its independent judgment to determine what level of analysis CEQA requires for water supply impacts. The Court did not defer to the lead agency's opinion regarding the law's requirements; rather, it determined for itself what level of analysis was necessary to meet "[t]he law's informational demands." (*Id.* at p. 432.) Further, existing case law also holds that where an agency fails to comply with CEQA's information disclosure requirements, the agency has "failed to proceed in the manner required by law." (*Save Our Peninsula Comm. v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 118.)

However, whether an EIR satisfies CEQA's requirements depends in part on whether it was reasonably feasible for an agency to conduct additional or more thorough analysis. EIRs must contain "a detailed statement" of a project's impacts (Pub. Res. Code § 21061), and an agency must "use its best efforts to find out and disclose all that it reasonably can." (CEQA Guidelines § 15144.) Nevertheless, "the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible." (CEQA Guidelines § 15151.)

SCAQMD submits that the question of whether additional analysis or a particular study suggested by a commenter is "feasible" is generally a question of fact. Courts have already held that whether a particular alternative is "feasible" is reviewed by the substantial evidence test.



(*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 598-99; *Center for Biological Diversity v. County of San Bernardino* (2010) 185 Cal.App.4th 866, 883.) Thus, if a lead agency determines that a particular study or analysis is infeasible, that decision should generally be judged by the substantial evidence standard. However, SCAQMD urges this Court to hold that lead agencies must explain the basis of any determination that a particular analysis is infeasible in the EIR itself. An EIR must discuss information, including issues related to the feasibility of particular analyses “in sufficient detail to enable meaningful participation and criticism by the public. ‘[W]hatever is required to be considered in an EIR must be in that formal report; what any official might have known from other writings or oral presentations cannot supply what is lacking in the report.’” (*Laurel Heights I, supra*, 47 Cal.3d at p. 405 (quoting *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3d 818, 831) (discussing analysis of alternatives).) The evidence on which the determination is based should also be summarized in the EIR itself, with appropriate citations to reference materials if necessary. Otherwise commenting agencies such as SCAQMD would be forced to guess where the lead agency's evidence might be located, thus thwarting effective public participation.

Moreover, if a lead agency determines that a particular study or analysis would not result in reliable or useful information and for that reason is not feasible, that determination should be judged by the substantial evidence test. (See *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority, supra*, 57 Cal.4th 439, 448, 457:

whether “existing conditions” baseline would be misleading or uninformative judged by substantial evidence standard.<sup>15</sup>)

If the lead agency’s determination that a particular analysis or study is not feasible is supported by substantial evidence, then the agency has not violated CEQA’s information disclosure provisions, since it would be infeasible to provide additional information. This Court’s decisions provide precedent for such a result. For example, this Court determined that the issue of whether the EIR should have included a more detailed discussion of future herbicide use was resolved because substantial evidence supported the agency’s finding that “the precise parameters of future herbicide use could not be predicted.” *Ebbetts Pass Forest Watch v. California Dept. of Forestry & Fire Protection* (2008) 43 Cal.4th 936, 955.

Of course, SCAQMD expects that courts will continue to hold lead agencies to their obligations to consult with, and not to ignore or misrepresent, the views of sister agencies having special expertise in the area of air quality. (*Berkeley Keep Jets Over the Bay v. Board of Port Commissioners* (2007) 91 Cal.App.4<sup>th</sup> 1344, 1364 n.11.) In some cases, information provided by such expert agencies may establish that the purported evidence relied on by the lead agency is not in fact “substantial”. (*Id.* at pp. 1369-1371.)

In sum, courts retain ultimate responsibility to determine what CEQA requires. However, the law does not require exhaustive analysis, but only what is reasonably feasible. Agencies deserve deference for their factual determinations regarding what type of analysis is reasonably feasible. On the other hand, if a commenter requests more information, and the lead agency declines to provide it but does *not* determine that the

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<sup>15</sup> The substantial evidence standard recognizes that the courts “have neither the resources nor the scientific expertise” to weigh conflicting evidence on technical issues. (*Laurel Heights I, supra*, 47 Cal.3d 376, 393.)

requested study or analysis would be infeasible, misleading or uninformative, the question becomes whether the omission of that analysis renders the EIR inadequate to satisfy CEQA's informational purposes. (*Id.* at pp. 1370-71.) Again, this is predominantly a question of law and should be judged by the de novo or independent judgment standard of review. Of course, this Court has recognized that a "project opponent or reviewing court can always imagine some additional study or analysis that might provide helpful information. It is not for them to design the EIR. That further study...might be helpful does not make it necessary." (*Laurel Heights I, supra*, 47 Cal.3d 376, 415 – see also CEQA Guidelines § 15204(a) [CEQA "does not require a lead agency to conduct every test. . . recommended or demanded by commenters."].) Courts, then, must adjudicate whether an omission of particular information renders an EIR inadequate to serve CEQA's informational purposes.<sup>16</sup>

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<sup>16</sup> We recognize that there is case law stating that the substantial evidence standard applies to "challenges to the scope of an EIR's analysis of a topic" as well as the methodology used and the accuracy of the data relied on in the document "because these types of challenges involve factual questions." (*Bakersfield Citizens for Local Control v. City of Bakersfield, supra*, 124 Cal.App.4<sup>th</sup> 1184, 1198, and cases relied on therein.) However, we interpret this language to refer to situations where the question of the scope of the analysis really is factual—that is, where it involves whether further analysis is feasible, as discussed above. This interpretation is supported by the fact that the *Bakersfield* court expressly rejected an argument that a claimed "omission of information from the EIR should be treated as inquiries whether there is substantial evidence supporting the decision approving the project." *Bakersfield, supra*, 124 Cal.App.4<sup>th</sup> at p. 1208. And the *Bakersfield* court ultimately decided that the lead agency must analyze the connection between the identified air pollution impacts and resulting health impacts, even though the EIR already included some discussion of air-pollution-related respiratory illnesses. *Bakersfield, supra*, 124 Cal.App.4<sup>th</sup> at p. 1220. Therefore, the court must not have interpreted this question as one of the "scope of the analysis" to be judged by the substantial evidence standard.

**B. Friant Ranch's Rationale for Rejecting the Independent Judgment Standard of Review is Unsupported by Case Law.**

In its brief, Friant Ranch makes a distinction between cases where a required CEQA topic is not discussed at all (to be reviewed by independent judgment as a failure to proceed in the manner required by law) and cases where a topic is discussed, but the commenter claims the information provided is insufficient (to be judged by the substantial evidence test). (Opening Brief, pp. 13-17.) The Court of Appeal recognized these two types of cases, but concluded that both raised questions of law. (*Sierra Club v. County of Fresno* (2014) 226 Cal.App.4th 704 (superseded by grant of review) 172 Cal.Rptr.3d 271, 290.) We believe the distinction drawn by Friant Ranch is unduly narrow, and inconsistent with cases which have concluded that CEQA documents are insufficient. In many instances, CEQA's requirements are stated broadly, and the courts must interpret the law to determine what level of analysis satisfies CEQA's mandate for providing meaningful information, even though the EIR discusses the issue to some extent.

For example, the CEQA Guidelines require discussion of the existing environmental baseline. In *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 954-955, the lead agency had discussed the environmental baseline by describing historic month-end water levels in the affected lakes. However, the court held that this was not an adequate baseline discussion because it failed to discuss the timing and amounts of past actual water releases, to allow comparison with the proposed project. The court evidently applied the independent judgment test to its decision, even though the agency discussed the issue to some extent.

Likewise, in *Vineyard Area Citizens* (2007) 40 Cal.4th 412, this Court addressed the question of whether an EIR's analysis of water supply impacts complied with CEQA. The parties agreed that the EIR was required to analyze the effects of providing water to the development project, "and that in order to do so the EIR had, in some manner, to identify the planned sources of that water." (*Vineyard Area Citizens, supra*, at p. 428.) However, the parties disagreed as to the level of detail required for this analysis and "what level of uncertainty regarding the availability of water supplies can be tolerated in an EIR . . . ." (*Id.*) In other words, the EIR had analyzed water supply impacts for the project, but the petitioner claimed that the analysis was insufficient.

This Court noted that neither CEQA's statutory language or the CEQA Guidelines specifically addressed the question of how precisely an EIR must discuss water supply impacts. (*Id.*) However, it explained that CEQA "states that '[w]hile foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can.'" (*Id.*, [Guidelines § 15144].) The Court used this general principle, along with prior precedent, to elucidate four "principles for analytical adequacy" that are necessary in order to satisfy "CEQA's informational purposes." (*Vineyard Area Citizens, supra*, at p. 430.) The Court did not defer to the agency's determination that the EIR's analysis of water supply impacts was sufficient. Rather, this Court used its independent judgment to determine for itself the level of analysis required to satisfy CEQA's fundamental purposes. (*Vineyard Area Citizens, supra*, at p. 441: an EIR does not serve its purposes where it neglects to explain likely sources of water and "... leaves long term water supply considerations to later stages of the project.")

Similarly, the CEQA Guidelines require an analysis of noise impacts of the project. (Appendix G, “Environmental Checklist Form.”<sup>17</sup>) In *Gray v. County of Madera* (2008) 167 Cal.App.4th 1099, 1123, the court held that the lead agency’s noise impact analysis was inadequate even though it had addressed the issue and concluded that the increase would not be noticeable. If the court had been using the substantial evidence standard, it likely would have upheld this discussion.

Therefore, we do not agree that the issue can be resolved on the basis suggested by Friant Ranch, which would apply the substantial evidence standard to *every* challenge to an analysis that addresses a required CEQA topic. This interpretation would subvert the courts’ proper role in interpreting CEQA and determining what the law requires.

Nor do we agree that the Court of Appeal in this case violated CEQA’s prohibition on courts interpreting its provisions “in a manner which imposes procedural or substantive requirements beyond those explicitly stated in this division or in the state guidelines.” (Pub. Resources Code § 21083.1.) CEQA requires an EIR to describe *all* significant impacts of the project on the environment. (Pub. Resources Code § 21100(b)(2); *Vineyard Area Citizens, supra*, at p. 428.) Human beings are part of the environment, so CEQA requires EIRs to discuss a project’s significant impacts on human health. However, except in certain particular circumstances,<sup>18</sup> neither the CEQA statute nor Guidelines specify the precise level of analysis that agencies must undertake to satisfy the law’s requirements. (see, e.g., CEQA Guidelines § 15126.2(a) [EIRs must describe “health and safety problems caused by {a project’s} physical changes”].) Accordingly, courts must interpret CEQA as a whole to

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<sup>17</sup> Association of Environmental Professionals, 2015 CEQA Statute and Guidelines (2015) p.287.

<sup>18</sup> E.g., Pub. Resources Code § 21151.8(C)(3)(B)(iii) (requiring specific type of health risk analysis for siting schools).

determine whether a particular EIR is sufficient as an informational document. A court determining whether an EIR's discussion of human health impacts is legally sufficient does not constitute imposing a new substantive requirement.<sup>19</sup> Under Friant Ranch's theory, the above-referenced cases holding a CEQA analysis inadequate would have violated the law. This is not a reasonable interpretation.

#### **IV. COURTS MUST SCRUPULOUSLY ENFORCE THE REQUIREMENTS THAT LEAD AGENCIES CONSULT WITH AND OBTAIN COMMENTS FROM AIR DISTRICTS**

Courts must "scrupulously enforce" CEQA's legislatively mandated requirements. (*Vineyard Area Citizens, supra*, 40 Cal.4<sup>th</sup> 412, 435.) Case law has firmly established that lead agencies must consult with the relevant air pollution control district before conducting an initial study, and must provide the districts with notice of the intention to adopt a negative declaration (or EIR). (*Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 958.) As *Schenck* held, neither publishing the notice nor providing it to the State Clearinghouse was a sufficient substitute for sending notice directly to the air district. (*Id.*) Rather, courts "must be satisfied that [administrative] agencies have fully complied with the procedural requirements of CEQA, since only in this way can the important public purposes of CEQA be protected from subversion." *Schenck*, 198 Cal.App.4th at p. 959 (citations omitted).<sup>20</sup>

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<sup>19</sup> We submit that Public Resources Code Section 21083.1 was intended to prevent courts from, for example, holding that an agency must analyze economic impacts of a project where there are no resulting environmental impacts (see CEQA Guidelines § 15131), or imposing new procedural requirements, such as imposing additional public notice requirements not set forth in CEQA or the Guidelines.

<sup>20</sup> Lead agencies must consult air districts, as public agencies with jurisdiction by law over resources affected by the project, *before* releasing an EIR. (Pub. Resources Code §§ 21104(a); 21153.) Moreover, air

Lead agencies should be aware, therefore, that failure to properly seek and consider input from the relevant air district constitutes legal error which may jeopardize their project approvals. For example, the court in *Fall River Wild Trout Foundation v. County of Shasta*, (1999) 70 Cal.App.4th 482, 492 held that the failure to give notice to a trustee agency (Department of Fish and Game) was prejudicial error requiring reversal. The court explained that the lack of notice prevented the Department from providing any response to the CEQA document. (*Id.* at p. 492.) It therefore prevented relevant information from being presented to the lead agency, which was prejudicial error because it precluded informed decision-making. (*Id.*)<sup>21</sup>

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districts should be considered “state agencies” for purposes of the requirement to consult with “trustee agencies” as set forth in Public Resources Code § 20180.3(a). This Court has long ago held that the districts are not mere “local agencies” whose regulations are superseded by those of a state agency regarding matters of statewide concern, but rather have concurrent jurisdiction over such issues. (*Orange County Air Pollution Control District v. Public Util. Com.* (1971) 4 Cal.3d 945, 951, 954.) Since air pollution is a matter of statewide concern, *Id.* at 952, air districts should be entitled to trustee agency status in order to ensure that this vital concern is adequately protected during the CEQA process.

<sup>21</sup> In *Schenck*, the court concluded that failure to give notice to the air district was not prejudicial, but this was partly because the trial court had already corrected the error before the case arrived at the Court of Appeal. The trial court issued a writ of mandate requiring the lead agency to give notice to the air district. The air district responded by concurring with the lead agency that air impacts were not significant. (*Schenck*, 198 Cal.App.4th 949, 960.) We disagree with the *Schenck* court that the failure to give notice to the air district would not have been prejudicial (even in the absence of the trial court writ) merely because the lead agency purported to follow the air district’s published CEQA guidelines for significance. (*Id.*, 198 Cal.App.4th at p. 960.) In the first place, absent notice to the air district, it is uncertain whether the lead agency properly followed those guidelines. Moreover, it is not realistic to expect that an air district’s published guidelines would necessarily fully address all possible air-quality related issues that can arise with a CEQA project, or that those



Similarly, lead agencies must obtain additional information requested by expert agencies, including those with jurisdiction by law, if that information is necessary to determine a project's impacts. (*Sierra Club v. State Bd. Of Forestry* (1994) 7 Cal.4th 1215, 1236-37.) Approving a project without obtaining that information constitutes a failure to proceed in the manner prescribed by CEQA. (*Id.* at p. 1236.)

Moreover, a lead agency can save significant time and money by consulting with the air district early in the process. For example, the lead agency can learn what the air district recommends as an appropriate analysis on the facts of its case, including what kinds of health impacts analysis may be available, and what models are appropriate for use. This saves the lead agency from the need to do its analysis all over again and possibly needing to recirculate the document after errors are corrected, if new significant impacts are identified. (CEQA Guidelines § 15088.5(a).) At the same time, the air district's expert input can help the lead agency properly determine whether another commenter's request for additional analysis or studies is reasonable or feasible. Finally, the air district can provide input on what mitigation measures would be feasible and effective.

Therefore, we suggest that this Court provide guidance to lead agencies reminding them of the importance of consulting with the relevant air districts regarding these issues. Otherwise, their feasibility decisions may be vulnerable to air district evidence that establishes that there is no substantial evidence to support the lead agency decision not to provide specific analysis. (*See Berkeley Keep Jets Over the Bay, supra*, 91 Cal.App.4th 1344, 1369-1371.)

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guidelines would necessarily be continually modified to reflect new developments. Therefore we believe that, had the trial court not already ordered the lead agency to obtain the air district's views, the failure to give notice would have been prejudicial, as in *Fall River, supra*, 70 Cal.App.4th 482, 492.

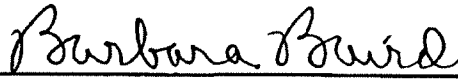
## CONCLUSION

The SCAQMD respectfully requests this Court *not* to establish a hard-and-fast rule concerning whether CEQA requires a lead agency to correlate identified air quality impacts of a project with resulting health outcomes. Moreover, the question of whether an EIR is “sufficient as an informational document” is a mixed question of fact and law containing two levels of inquiry. Whether a particular proposed analysis is feasible is predominantly a question of fact to be judged by the substantial evidence standard of review. Where the requested analysis is feasible, but the lead agency relies on legal or policy reasons not to provide it, the question of whether the EIR is nevertheless sufficient as an informational document is predominantly a question of law to be judged by the independent judgment standard of review.

DATED: April 3, 2015

Respectfully submitted,

SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT  
KURT R. WIESE, GENERAL COUNSEL  
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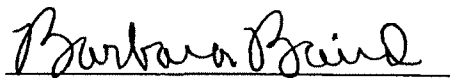
*Attorneys for Amicus Curiae*  
*SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT*

## **CERTIFICATE OF WORD COUNT**

Pursuant to Rule 8.520(c)(1) of the California Rules of Court, I hereby certify that this brief contains 8,476 words, including footnotes, but excluding the Application, Table of Contents, Table of Authorities, Certificate of Service, this Certificate of Word Count, and signature blocks. I have relied on the word count of the Microsoft Word Vista program used to prepare this Certificate.

DATED: April 3, 2015

Respectfully submitted,

  
Barbara Baird

### **PROOF OF SERVICE**

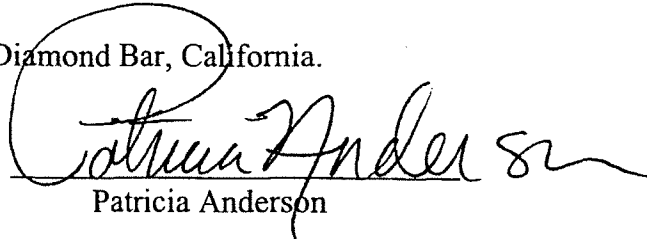
I am employed in the County of Los Angeles, California. I am over the age of 18 years and not a party to the within action. My business address is 21865 Copley Drive, Diamond Bar, California 91765.

On April 3, 2015 I served true copies of the following document(s) described as **APPLICATION OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR LEAVE TO FILE BRIEF OF *AMICUS CURIAE* IN SUPPORT OF NEITHER PARTY AND [PROPOSED] BRIEF OF *AMICUS CURIAE*** by placing a true copy of the foregoing document(s) in a sealed envelope addressed as set forth on the attached service list as follows:

**BY MAIL:** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this District's practice for collection and processing of correspondence for mailing. Under that practice, the correspondence would be deposited with the United States Postal Service, with postage thereon fully prepaid at Diamond Bar, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 3, 2015 at Diamond Bar, California.

  
Patricia Anderson

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# Appendix D

## **Health Risk Assessment**







# Technical Memorandum

**To:** Dallas Pugh, Permitting Manager, sPower

**From:** Silvia Yanez, Environmental Specialist, Ecology and Environment, Inc., member WSP

**Date:** August 31, 2020

**Re:** Raceway 2.0 Solar Project: Health Risk Assessment Technical Memorandum

**cc:** Sean Fox, Project Director, Ecology and Environment, Inc., member WSP

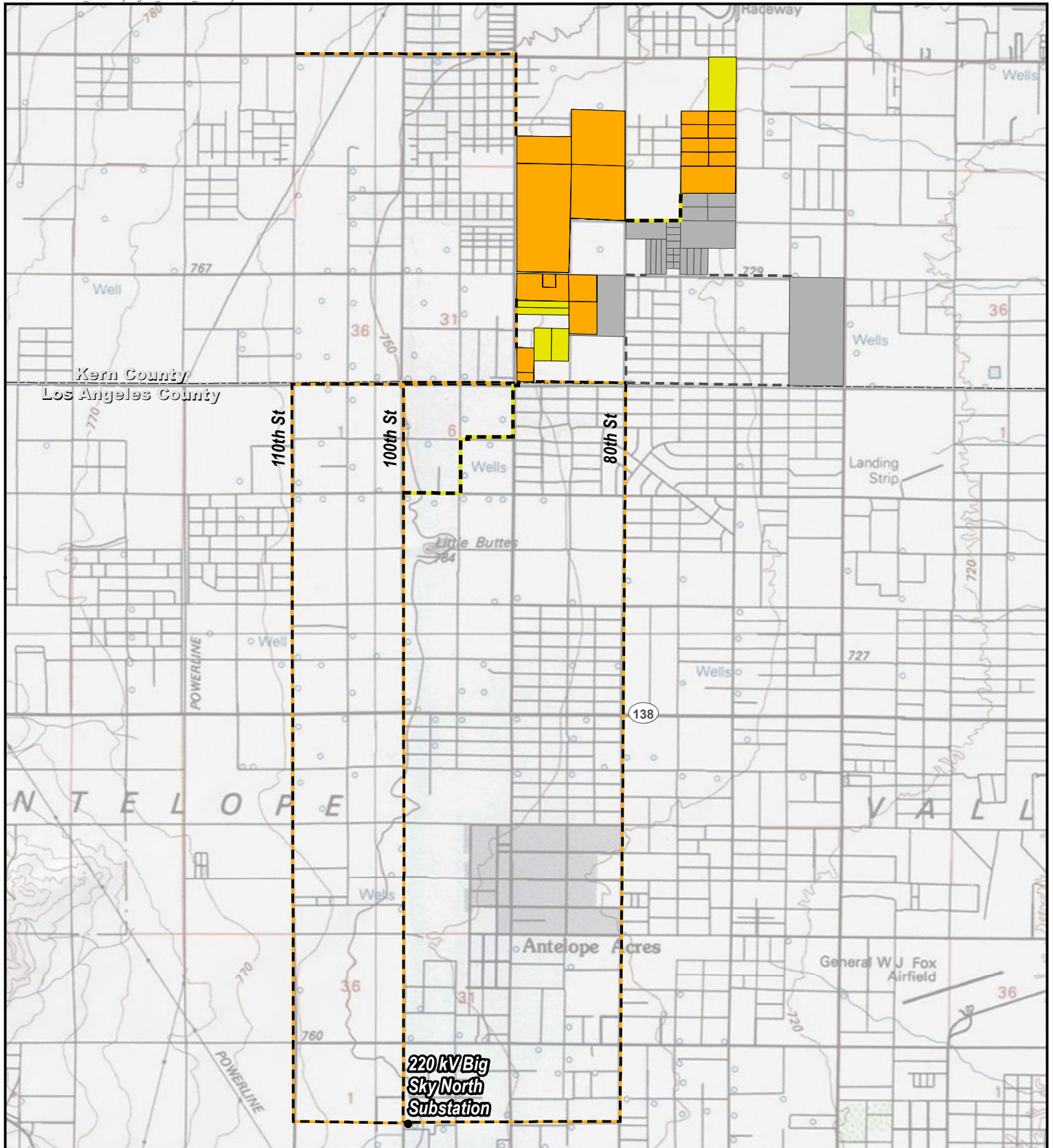
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Ecology and Environment, Inc., member of WSP (hereafter referred to as E & E) has prepared this technical memorandum to document updates to the Final Health Risk Assessment (Report) prepared for the original Raceway Solar Project in February 2018. Kern County requires an HRA to be completed for solar project permitting, even though significant emissions of air pollutants are not anticipated for this type of project. This memorandum summarizes relevant revisions to the analysis of the potential health impacts associated with the implementation of the new Raceway Solar Project 2.0 (proposed project). The potential for health risk impacts related to the proposed project arises from diesel particulate matter (DPM) from diesel-powered construction and maintenance equipment to be used on site during construction and operations. Using very conservative assumptions, the 2018 Report concluded that the project was not expected to cause adverse health effects as the maximum cancer risks at sensitive receptors were significantly less than the applicable significance thresholds.

## Project Description

The proposed project is reduced in size from the original proposed project (Figure 1). The proposed project consists of six sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately-owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project applicant proposes that the project either be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities, depending upon market conditions. The proposed project includes advanced energy battery storage units.



- |                                  |                        |                                     |
|----------------------------------|------------------------|-------------------------------------|
| ● Current Interconnection Points | <b>Project Parcels</b> | <b>Project Gen-Tie Alternatives</b> |
|                                  | ■ New                  | — New                               |
|                                  | ■ Original             | — Original                          |
|                                  | ■ Removed              | — Removed                           |

Figure 1  
Raceway 2.0  
Solar Project  
Los Angeles and Kern Counties,  
California  
sPower



The power generated by the proposed project would be interconnected to an existing transmission network. The proposed project would interconnect via an approximately 10- to 12-mile 34 kilovolt (kV) and/or 230 kV generation tie (gen-tie) line originating at a direct current (DC) collection system located at the southwestern portion of the project area. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster. The proposed project has five interconnection options as further described in the full revised Project Description (Attachment 1). It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

## **SUMMARY OF REPORT UPDATES AND APPLICABILITY OF ANALYSIS**

The Final Health Risk Assessment Report, prepared by Ecology and Environment, Inc. in February 2018, analyzes the potential for health risk impacts related to DPM emissions from diesel-powered construction and maintenance equipment that would be used on site during construction and operation of the proposed project (Attachment 2). The analysis was performed using the latest version of the AERMOD Model approved by the U.S. Environmental Protection Agency (EPA; Version 16216R) to determine exposure concentrations that were then used to calculate cancer risk and non-cancer hazard for sensitive receptors. The results were compared to the significance thresholds of 10-in-one million for cancer risk and 1.0 for non-cancer hazard index, as recommended by the California Air Pollution Control Officers Association (CAPCOA) and adopted by the Kern County Planning and Natural Resources Department. This memorandum identifies relevant updates to the key sections of the Report based on the new proposed project information.

### **Chapter 1 Introduction and Project Overview**

Section 1.2 (Project Overview) is revised based on the most recent project design updates including renewable energy and storage capacity, acreage, site descriptions and zoning designations (see Project Description). Solar facilities previously named as “Raceway Solar 1” through “Raceway Solar 7” have been relabeled as “Raceway Solar 1” through “Raceway Solar 6,” as the new proposed solar site configuration removes and redistributes land from the previous layout. Figure 1 of the Report will be superseded by the new proposed project area map (see Figure 1). Most project components would still be located in Kern County (approximately 5 miles west of the community of Rosamond, within the Willow Springs community), except for the optional interconnection lines, which would include sections in the City of Lancaster, Los Angeles County.

### **Chapter 2: Hazard Identification**

This section identifies emissions of DPM (i.e., from the use of diesel-powered construction and maintenance equipment) as the primary potential source of health risk impacts from the proposed project. The analysis methodology focuses long-term health risk impacts (cancer risk and chronic non-cancer hazards) associated with DPM exposure. Fugitive dust from disturbed soils are considered to have negligible health impacts compared to DPM. This section remains unchanged from the 2018 Report.

### **Chapter 3: Exposure Assessment**

This chapter describes the HRA modeling methodology, assumptions, and input data. The HRA analysis was performed using the AERMOD Model approved by the EPA, Version 16216R. The AERMOD software was used to perform dispersion modeling to determine the concentration and impacts of diesel exhaust particulate matter up to 10 microns in diameter (PM<sub>10</sub>) at sensitive receptors located near the proposed project area. As of December 2019, the current version of this model is AERMOD Version 19191; however, none of the changes reported by the EPA to the previous version used would result in modifications over the results presented in the 2018 Report<sup>1</sup>.

All modeling assumptions described in the 2018 Report are still applicable for the proposed project, including the use of construction and operational emissions estimated with CalEEMod Version 2016.3.2. No new versions of CalEEMod have been released since publication of the Report. Calculations made using this model include DPM emissions associated with the use of off-road equipment during three main construction phases: site preparation, grading, and solar array installation. Total construction emissions for a 12-month period were used in the HRA analysis. Since the proposed project would operate remotely and unattended except for occasional maintenance, the primary operational activity assumed for the HRA analysis involved washing of the solar panels up to four times per year. Operation emissions evaluated in the HRA analysis consist of diesel exhaust from this equipment. Consistent with the 2018 Report, it is assumed that periodic scheduled solar module washing will occur four times per year, with each washing requiring 10 days to complete.

The proposed project total area has been reduced by approximately 30 percent with new source areas added with respect to the CalEEMod modeling assumptions used in 2018. However, this new source area is still over 1,000 feet from the nearest receptor, and not expected to impact the receptor. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022. Construction emissions for the proposed project (years 2021–2022) are anticipated to be lower than those presented in the 2018 Report.

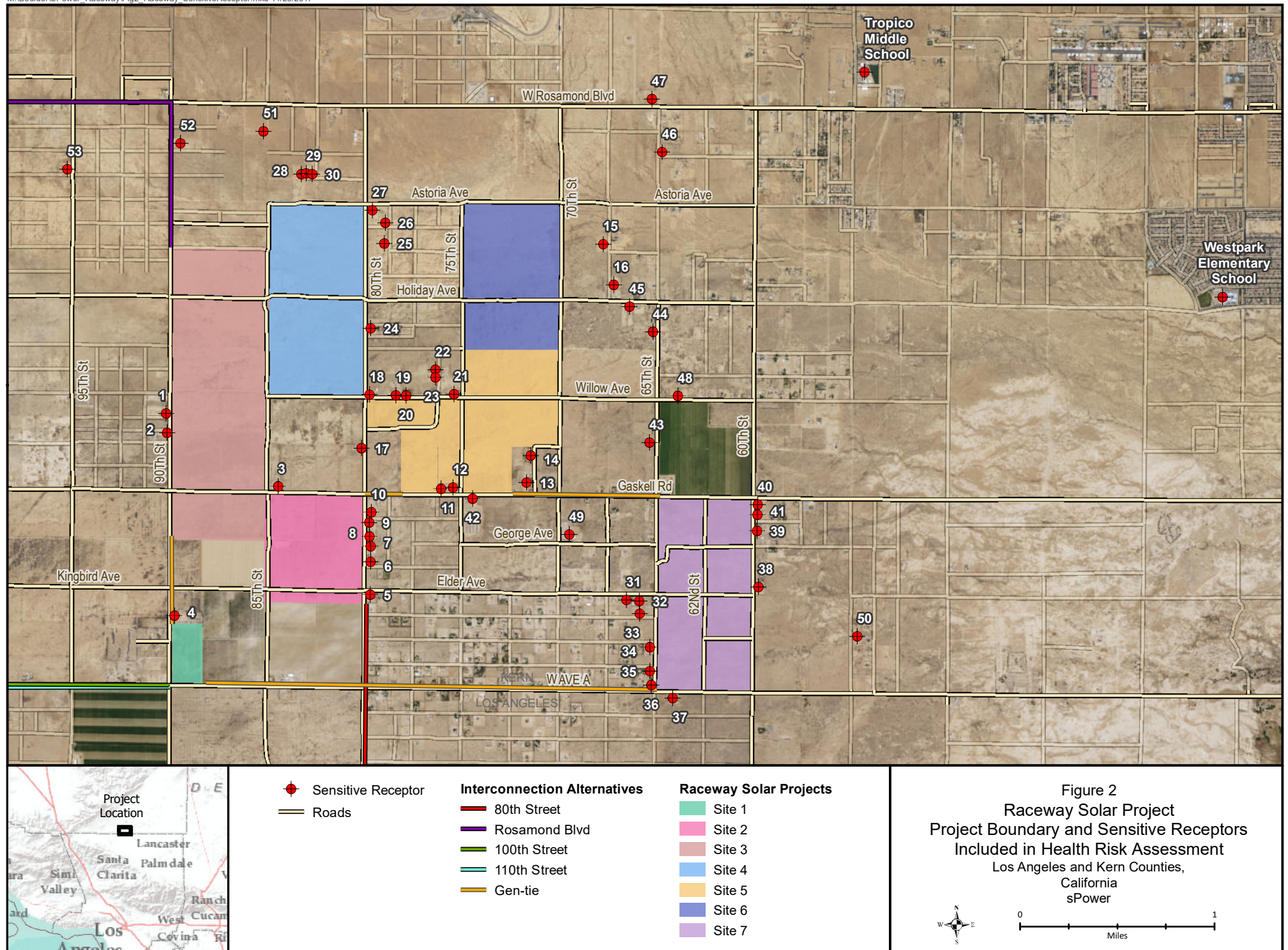
The operation phase emissions estimated using CalEEMod consist of combustion emissions from water trucks and pressure washers used for solar panel washing. Operation emissions evaluated in the HRA analysis consist of diesel exhaust from this equipment and are anticipated to be equivalent to those presented in the 2018 Report since future combustion engine emission factors after year 2022 would be equal or lower than those reported in previous years.

Section 3.1 (Air Dispersion Model Options) is updated based on the new proposed solar array configuration. References to the previous seven area sources used to represent the expected distribution of construction and operation activity across the proposed project area are now being replaced by a total of six sources (Figure 2). Due to the unique shapes and sizes of the six solar sites that make up the proposed area and the discontinuities among the sites, the use of separate area sources is still valid as model assumption, each with the same normalized emission rate.

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<sup>1</sup> U.S. Environmental Protection Agency. 2019. Model Change Bulletin (MCB) 14 – AERMOD version 19191 changes by change type. Available: [https://www3.epa.gov/ttn/scram/models/aermod/aermod\\_mcb14\\_v19191.pdf](https://www3.epa.gov/ttn/scram/models/aermod/aermod_mcb14_v19191.pdf).





Based on the new total area of the six area sources (1,311 acres; 5,305,429 square meters), the updated normalized emission rate is 1.89 E-07 grams per second per square meter ((g/s)/m<sup>2</sup>). In addition, the assumption of a release height of 4 meters for each area source is still consistent with other recent solar projects and represents the typical/average truck and off-road construction equipment configuration in the California Air Resources Board (CARB) guidance in Appendix VII of the Diesel Risk Reduction Plan.

#### *Sensitive Receptors*

The 2018 Report identifies 53 residential receptors and two schools in the project area. Distances from sensitive receptors to the project boundaries would change with the new proposed project solar sites, in particular those located in the proximity of the previous Solar Sites 2, 6, and 7. The receptor Universal Transverse Mercator (UTM) locations listed in Table 8 of the 2018 Report remain unchanged. Table 1 presents their relative distance to the new solar array sites. Figure 2 of the 2018 Report is revised to reflect the new solar project sites (Figure 2 of this memorandum).

As shown in Table 1, only six of the 53 residential receptors are within 200 feet from the nearest solar site boundary. Further, removal of the former Site 7 increases the relative distance of eleven residential receptors (Residences 31 through 41) to the new proposed solar configuration, reducing the potential exposure of these residences to DPM emissions from project activities. In addition to the 53 residential receptor locations, two schools located in the general vicinity of the proposed project were identified and selected for evaluation of potential health impacts. These are Tropico Middle School, located 1.57 miles northeast of the northeastern corner of the new Site 6, and Westpark Elementary School, located 3.41 miles northeast of the northeastern corner of new Site 6 (see Figure 2 of this memorandum).

**Table 1. List of Sensitive Receptors and Distances to the Proposed Project**

<b>Receptor</b>	<b>Easting</b>	<b>Northing</b>	<b>Nearest Solar Site</b>	<b>Distance to nearest Solar Site (feet)</b>
Residence 1	381950.00	3856103.00	3	188.67
Residence 2	381960.00	3855941.00	3	155.19
Residence 3	382879.00	3855498.00	2	194.22
Residence 4	382020.00	3854426.00	1	197.87
Residence 5	383643.00	3854602.00	2	1509.57
Residence 6	383648.00	3854874.00	2	1527.46
Residence 7	383645.92	3855000.44	2	1521.33
Residence 8	383638.48	3855081.70	2	1493.89
Residence 9	383635.60	3855199.33	2	1483.28
Residence 10	383652.94	3855282.90	2	1539.35
Residence 11	384230.02	3855478.39	4	3244.76
Residence 12	384328.80	3855489.88	4	3435.60
Residence 13	384938.00	3855531.00	6	3615.07
Residence 14	384973.00	3855753.00	6	2886.81
Residence 15	385574.00	3857504.00	6	1153.45
Residence 16	385662.00	3857168.00	6	1446.96
Residence 17	383571.00	3855815.00	4	1378.30
Residence 18	383639.00	3856259.00	4	151.84
Residence 19	383856.46	3856252.30	4	865.40
Residence 20	383939.55	3856250.00	4	1138.03
Residence 21	384338.00	3856261.00	6	1248.37
Residence 22	384183.30	3856465.83	6	934.83
Residence 23	384184.19	3856399.70	6	1075.15
Residence 24	383646.00	3856808.00	4	165.91
Residence 25	383760.00	3857509.00	4	538.83
Residence 26	383768.00	3857680.00	4	566.02
Residence 27	383661.00	3857785.00	4	215.55
Residence 28	383071.20	3858084.11	4	739.84
Residence 29	383112.00	3858091.00	4	766.86
Residence 30	383160.70	3858083.99	4	749.16
Residence 31	385765.50	3854557.32	6	7039.92
Residence 32	385873.25	3854548.65	6	7165.19
Residence 33	385875.03	3854445.10	6	7491.71
Residence 34	385959.00	3854166.00	6	8447.93
Residence 35	385960.00	3853968.00	6	9072.97
Residence 36	385972.00	3853851.00	2	9442.71
Residence 37	386149.00	3853746.00	6	9948.89

**Table 1. List of Sensitive Receptors and Distances to the Proposed Project**

<b>Receptor</b>	<b>Easting</b>	<b>Northing</b>	<b>Nearest Solar Site</b>	<b>Distance to nearest Solar Site (feet)</b>
Residence 38	386861.00	3854664.00	6	8408.95
Residence 39	386848.00	3855128.00	6	7273.74
Residence 40	386855.20	3855348.11	6	6822.97
Residence 41	386850.30	3855262.16	6	6988.32
Residence 42	384491.00	3855396.00	4	4032.02
Residence 43	385956.00	3855860.00	6	3501.53
Residence 44	385985.00	3856777.00	6	2507.74
Residence 45	385792.00	3856987.00	6	1869.52
Residence 46	386062.00	3858266.00	6	2741.94
Residence 47	385977.00	3858705.00	6	2470.71
Residence 48	386192.00	3856246.00	6	3433.14
Residence 49	385292.00	3855101.00	6	5030.14
Residence 50	387679.00	3854255.00	6	11222.78
Residence 51	382758.00	3858440.00	4	1887.54
Residence 52	382070.00	3858340.00	3	2834.17
Residence 53	381133.00	3858126.00	3	3576.13
Tropico Middle School	387739.00	3858928.00	6	8296.75
Westpark Elementary School	390706.00	3857065.00	6	17990.68

#### **Chapter 4: Toxicity Values for Each Toxic Air Contaminant Emitted**

Toxicity values for DPM shown in Table 6 of the 2018 Report remain unchanged. DPM does not have acute or 8-hour inhalation toxicity values, and the only target organ for this substance is the respiratory tract.

#### **Chapter 5: Risk Characterization**

The 2018 Report calculated cancer and chronic non-cancer risk impacts and compared them to the significance thresholds, which are 10 in one million ( $10^{-5}$ ) for cancer risk and 1.0 for the Chronic Hazard Index. The general assumptions and significance thresholds used in the 2018 risk characterization are still applicable to the new solar site configuration. Cancer risk was quantified over a conservative “lifetime” exposure period, assumed to be continuous (24-hour per day) exposure over 70 years for a sensitive receptor per CAPCOA’s (2009) Technical Modeling and Risk Assessment Guidance, baseline assumption. The project construction phase is expected to last approximately 10 to 12 months, and the operation phase, though the expected “lifetime” of the project is approximately 35 years, was assumed to encompass the remaining 69 years of a “lifetime” for the sensitive receptors.

The results presented in Section 5.2.5 of the 2018 Report showed that neither the estimated maximum cancer risk nor the maximum chronic noncancer hazard index from DPM estimated to be released during the construction and operation exceeded the significance thresholds at any of the sensitive receptor locations—nearby residences or schools—evaluated. Despite the updated



distances from the new solar site boundaries to the identified sensitive receptors, the DPM concentrations and resulting cancer risk and chronic noncancer index shown in Table 8, Table A-1 and Figures A-1, A-2 and A-3 do not change significantly compared to those reported in 2018. This conclusion is based on the fact that the estimated DPM emissions would occur from the same combustion sources within a smaller total footprint as a result of the new solar array configuration.

#### **Chapter 6: Conclusion**

Using very health protective assumptions, the 2018 Report concluded that the project is not expected to cause adverse health effects as the maximum cancer risks at sensitive receptors are significantly less than the EKAPCD CEQA significance threshold of 10 in one million cancer risk over a 70-year period, and the corresponding Chronic Hazard Index values are well below the significance threshold of 1.0.

The new proposed project would reduce the overall footprint by 30 percent, modifying the total number of area sources and distances to sensitive receptors. Following the same conservative modeling assumptions used in the 2018 Report, and considering that the expected DPM emissions resulting from construction and operation of the proposed project would be equal or less than those reported in the previous analysis, it is expected that the new solar array configuration would lead to maximum cancer risk and chronic hazard index values in the same order of magnitude as those resulting from the 2018 Report HRA model.

# **Attachment 1**

## **Revised Project Description**

# 1. Project Description

## 1.1 Project Location

The proposed Raceway 2.0 Solar Project (proposed project) consists of six (6) sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project proponent proposes the project be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities (**Table 1, *Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage***), depending upon market conditions. The proposed project includes advanced energy battery storage units.

The proposed project is located within the southern half of Township S 9 N, Range N 13 W of the San Bernardino Meridian and is contained by but does not fully occupy sections W 20, W 21, W 28, W 29, W 32. The proposed project is in the eastern high desert region of unincorporated Kern County and within the jurisdictional boundaries of the Willow Springs Specific Plan and the Kern County Zoning Ordinance. The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West.

Land uses in the region include a mix of undeveloped land, agriculture, residential, recreational and renewable energy projects (solar and wind). Desert vegetation dominates the project site and region. Topography across the project site is relatively flat as the site is located on the bajada of the Tehachapi Mountains, which is an overlapping of alluvial fans with southern trending slope. The major north-south route in the region is SR 14, a four-lane highway located approximately 4 miles east of the proposed project. The major east-west route near the proposed project is SR 58, which is also a four-lane highway, located approximately 14 miles north of the proposed project. Paved and unpaved roadways, generally following section lines, are found throughout the area.

The Assessor Parcel Numbers (APNs) are summarized in Table 1, *Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*. **Table 2, *Kern County APNs for Generation Tie Lines***, summarizes the APNs for the four generation tie line options.

The power generated by the proposed project would be interconnected to an existing transmission network. The project has five interconnection options as further described in Section 1.3. It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary. Kern County gen-tie assessor's parcels are detailed in **Table 2**.

**Tables 3 through 5** below, detail the Los Angeles County assessor's parcel numbers for property where the generation tie line route shall be installed, should the project be connected to the Big Sky North Substation near the City of Lancaster in Los Angeles County or a future LADWP (Los Angeles Department of Water and Power) substation.

**Table 1. Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage**

	Megawatts (MW)	APNs	Willow Springs Specific Plan Map Code Designation	Zoning	Acres
Raceway Solar 1	15	374-020-42, 374-020-40, 370-020-47, 370-020-48	7.1/4.4	E (2.5) RS MH FPS	92
Raceway Solar 2	20	374-250-04, western third of 374-020-55	7.1 /4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	90
Raceway Solar 3	106	374-210-08, 374-011-13, 374-250-03, 374-250-01, 374- 250-09, 374-250-08	5.6; 5.6/2.85; 7.1/4.4	E (2.5) RS FPS	494
Raceway Solar 4	70	374-011-04, 374-011-11	5.5; 5.6/2.85	A FPS	315
Raceway Solar 5	60	374-440-01, 374-440-02, 374-440-03, 374-440-04, 374-440-05, 374-440-06, 374-440-07, 374-440-08, 374-011-08	5.3/4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	240
Raceway Solar 6	20	374-011-07	5.3/4.4	OS, E 2.5 RS, FPS	80
Total Megawatts	291	Proposed Solar Project Total Acreage			1,311
<u>Willow Springs Specific Plan Map Code Designations</u>		<u>Physical Constraints Overlay</u>			
5.3 = Residential, Maximum 10 units/net acre		2.8 = Military Flight Operations			
5.5 = Residential, Maximum 1 units/net acre		2.85 = Noise Management Area			
5.6 = Residential, Maximum 2.5 gross acres/unit					
7.1 = Light Industrial		<u>Kern County Zone Districts</u>			
7.2 = Service Industrial		A = (Exclusive Agriculture)		MH = Mobile Home Combining	
4.4 = Comprehensive Plan Required		E (2.5) = Estate (2.5 acre minimum)		FPS = Floodplain Combining	
		RS = Residential Suburban Combining			

<b>Table 2. Kern County APNs for Generation Tie Lines</b>						
<b>90th Street West and Rosamond Blvd.</b>			<b>80th Street West</b>	<b>100th Street West &amp; Ave A</b>	<b>110th Street West &amp; Ave A</b>	<b>West Ave A</b>
252-152-25	374-051-14	374-042-39	374-020-53	374-020-40	359-032-08	374-020-38
252-152-26	374-051-15	374-051-01	374-020-55	374-020-46	359-032-13	374-020-49
252-152-27	374-052-15	374-071-23	374-121-01	374-290-01	359-032-14	374-020-50
252-152-28	374-052-16	374-071-25	374-121-16	374-303-01	359-032-17	374-020-53
252-152-29	374-061-01	374-071-28	374-121-17	374-303-02	359-032-27	374-122-25
252-152-30	374-061-02	374-082-03	374-121-32	374-321-05	359-032-28	374-122-26
252-152-31	374-061-03	374-082-08	374-122-01	374-321-06	374-020-40	374-122-27
252-152-32	374-061-04	374-210-01	374-122-16	374-322-01	374-020-46	374-122-28
252-331-15	374-061-05	374-210-04	374-122-17	374-322-04	374-290-01	374-122-29
252-352-05	374-061-07	374-210-08	374-122-32	374-322-05	374-303-01	374-122-30
252-352-22	374-061-08	374-210-12		374-322-08	374-303-02	374-122-31
252-352-23	374-061-09	374-210-14		374-450-08	374-321-05	374-122-32
252-352-24	374-061-10			374-450-09	374-321-06	374-132-25
252-352-33	374-061-12			374-450-13	374-322-01	374-132-26
358-030-21	374-061-14				374-322-04	374-132-27
359-051-22	374-061-16				374-322-05	374-132-28
359-051-24	374-061-17				374-322-08	374-132-29
359-051-25	374-061-18				374-450-08	374-132-30
359-051-26	374-061-19				374-450-09	374-132-31
359-051-27	374-061-21				374-450-13	374-132-32
359-051-28	374-062-01					374-142-25
359-051-29	374-062-03					374-142-26
359-051-31	374-062-21					374-142-27
374-041-32	374-062-22					374-142-28
374-041-33	374-071-01					374-142-29
374-041-34	374-071-05					374-142-30
374-041-35	374-071-08					374-142-31
374-042-01	374-071-14					374-142-32
374-042-02	374-071-16					375-020-01
374-042-03	374-071-17					
374-042-04	374-071-18					
374-042-07						
374-042-08						

**Table 3. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 80th Street West**

3268001001	3268019099	3219015001	3220007070	3220015054	3233002047	3233015017	3229009010
3268001004	3268019086	3220001028	3220007127	3220022040	3233002042	3233015032	3229007026
3268001006	3219009011	3220001024	3220007146	3220022043	3233002037	3233013022	3229008031
3268003025	3219009010	3220001025	3220007157	3220022041	3233002049	3233013024	3229006006
3268001005	3219010012	3220001027	3220007158	3220022042	3233002048	3233018001	3229006016
3268001036	3219010013	3220004036	3220011008	3229008029	3233005007	3233018032	3229008013
3268003010	3219009014	3220004037	3220011009	3229006012	3233005008	3233018016	3229014002
3268003020	3219010016	3220004038	3220011001	3229006013	3233005009	3233019019	3229014003
3268003021	3268019099	3220004035	3220011032	3229006014	3233004025	3233019018	3233002019
3268003030	3268019086	3220005035	3220011024	3229009009	3233004026	3233018017	3233004036
3268005002	3219009011	3220005036	3220011025	3229008012	3233005006	3233019001	3233012026
3268007001	3219009010	3220005037	3220012001	3229006015	3233008004	3233019034	3233019002
3268007002	3219010012	3220006025	3220012002	3229008030	3233008002	3233022001	3219017022
3268007003	3219010013	3220006026	3220011036	3229009026	3233008001	3233022017	3219011012
3268017002	3219009014	3220006024	3220011035	3229010012	3233008003	3233022016	3219011013
3268017039	3219010016	3220005038	3220012043	3229010013	3233009008	3233022032	3219026001
3268017013	3268019099	3220006027	3220012045	3229010024	3233009009	3219009009	3265024007
3268017040	3268019086	3220007004	3220012052	3229010025	3233009024	3268005001	3265024004
3268017003	3219009011	3220007048	3220012044	3229011010	3233009025	3268001034	
3268017005	3219009010	3220007052	3220012040	3229012010	3233012010	3268001003	
3268017023	3219010012	3219015001	3220012051	3229011009	3233012025	3220016006	
3268018006	3219010013	3220001028	3220012042	3229012002	3233012034	3220011016	
3268018007	3219009014	3220001024	3220012039	3229012007	3233013023	3220015043	
3268018900	3219010016	3220005038	3220015046	3229012021	3233013026	3229009025	
3268018039	3219013002	3220006027	3220015042	3229012008	3233013028		
3268018017	3219013007	3220007004	3220015017	3229012009	3233013025		
3268018022	3219012007	3220007048	3220015041	3229012003	3233015001		
3268019030	3219013004	3220007052	3220016005	3233002021	3233013027		
3268019046	3219013003	3220007057	3220017019	3233002022	3233013029		
3268019087	3219010015	3220007061	3220017020	3233002038	3233015016		

<b>Table 4. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 100th Street West and Ave A</b>			
3262001007	3262012001	3262025008	3265003049
3262001029	3262012002	3262025025	3265003033
3262001020	3262012003	3262025024	3265003051
3262001025	3262012004	3262024025	3265004063
3262001044	3262015002	3262025009	3265004062
3262001038	3262015003	3264001008	3265004032
3262001022	3262015001	3264001011	3265004088
3262001031	3262016001	3264001018	3265004091
3262001039	3262016002	3264001053	3265004093
3262001048	3262016007	3264001048	3265004065
3262001071	3262016003	3264002016	3265005006
3262001081	3262018019	3264001026	3265004075
3262001070	3262016006	3264001049	3265005013
3262001078	3262018053	3264003032	3265005014
3262001072	3262018056	3264003017	3219001027
3262001069	3262016004	3264003016	3219001054
3262001075	3262018054	3264003001	3219001055
3262001077	3262018055	3264006016	3219027022
3262001082	3262019034	3264006001	3219027033
3262001084	3262019078	3264006032	3219027034
3262004003	3262019038	3264007001	3219027049
3262004002	3262019061	3264006017	3219001042
3262004001	3262019073	3264007008	3219001043
3262004004	3262019110	3264007009	3264014002
3262004008	3262019125	3264008001	3264018010
3262004007	3262019126	3264007016	3264018011
3262004009	3262019079	3264008002	3264018012
3262004005	3262019222	3264013021	3219027021
3262004006	3262019221	3264013022	3265005005
3262004025	3262020029	3264013027	3265024007
3262005001	3262020115	3264013028	3265024005
3262004024	3262020153	3264015002	3265024006
3262005013	3262020220	3264015001	
3262007001	3262020233	3264015003	
3262005014	3262020154	3264015004	3229001001 **
3262006002	3262021029	3264016001	3262009001 **
3262005027	3262020232	3264013025	3262009002 **
3262007021	3262021027	3264016003	3262001007 **
3262007022	3262020230	3264017004	3262013008 **
3262007020	3262021026	3264017003	
3262008002	3262020236	3264017001	
3262008001	3262021028	3264018013	
3262005015	3262020235	3264017002	
3262008022	3262021018	3264016002	
3262011002	3262020234	3264016004	
3262011004	3262021039	3265003031	
3262011003	3262022001	3265003030	
3262011001	3262024009	3265003027	
3262011005	3262024008	3265003023	
3262008023	3262024024	3265003015	

\*\* Option B: Alternate route to 100<sup>th</sup> Street West via 90<sup>th</sup> Street to Avenue A-8 to 95<sup>th</sup> Street to Avenue B

**Table 5. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 110th Street West and Ave A**

3261017009	3262001064	3263006029	3264022049	3265015013
3261017024	3262001065	3263006900	3264021010	3264020005
3261017008	3262002025	3263006019	3264022005	3263020001
3261017025	3262002017	3263006023	3264022055	3264020002
3261018009	3262004003	3263007020	3264022050	3264020004
3261018024	3262004002	3263008008	3264022004	3263006032
3261019009	3262004001	3263007019	3264022059	3263020023
3261019024	3262001053	3263006031	3265001026	3261034017
3261019008	3262001058	3263007021	3265001047	3263020025
3261019025	3262004004	3263008024	3265001067	3263020024
3261018008	3262002018	3263008009	3265001088	3263020010
3261018025	3262004008	3263007023	3265001058	3265002045
3261020008	3262004007	3263008025	3265001036	3265001059
3261020009	3262004005	3263009016	3265001057	3265007030
3261020031	3262004006	3263009042	3265002044	3265007007
3261020032	3262006002	3263009012	3265002043	3265024007
3261032003	3262017005	3263009046	3265002055	3265024003
3261032002	3262018001	3263009015	3265002080	
3261033001	3262017021	3263009006	3265003002	
3261032072	3262017020	3263009054	3265003006	
3261032069	3262017036	3263009073	3265002138	
3261032070	3262019044	3263020008	3265003005	
3261032071	3262019085	3263020009	3265003009	
3261033081	3262019045	3264002027	3265003008	
3261036005	3262019077	3264001031	3265002075	
3261034015	3262019084	3264001037	3265002163	
3261036009	3262019086	3264001021	3265003045	
3261036010	3262019151	3264001027	3265003054	
3261036012	3262019150	3264001046	3265003052	
3261036014	3262019205	3264002041	3265004108	
3261036015	3262019206	3264002044	3265004106	
3262001020	3262019228	3264001041	3265004107	
3262001005	3262020035	3264001047	3265006001	
3262001046	3262020004	3264002024	3265007001	
3261036006	3262020020	3264002025	3265008017	
3261036011	3262020036	3264002095	3265006002	
3262001052	3262020118	3264002096	3265007003	
3262001055	3262020117	3264002131	3265008019	
3261036013	3262020169	3264002132	3265008029	
3262001054	3262020211	3264020007	3265008032	
3262001068	3262020168	3264020001	3265009016	
3262001067	3262020170	3264020006	3265009015	
3262001085	3262023001	3264021001	3265009010	
3262002010	3262023032	3264021011	3265014022	
3262002001	3262023017	3264021013	3265014023	
3262001086	3262023016	3264020003	3265014014	
3262002002	3263006013	3264021012	3265014024	
3262002009	3263006026	3264022001	3265014017	



## 1.2 Environmental Setting

The proposed project is located on approximately 1,311 acres of undeveloped, privately owned land located in the western extent of the Mojave Desert near Mojave, California. The project is in the Mojave Basin and Range ecoregion and the United States Geological Survey (USGS) Little Buttes and Rosamond 7.5-minute topographical quadrangles. The project sites are zoned for residential development and Raceway Solar 4 is zoned for agriculture but is not currently under cultivation. Development in the area surrounding the project site includes rural residences, agriculture, and renewable energy (solar and wind) facilities.

Vegetation on the project site consists of Mojave Saltbush Scrubland with the most common species being saltbush (*Atriplex polycarpa*); Russian thistle (*Salsola tragus*) and ripgut brome (*Bromus diandrus*) are also very common to the area. This community typically occurs on well-drained soils in alluvial fans, bajadas, and upland slopes. Growth occurs during spring (or rarely in summer or fall) if rainfall is sufficient. This is one of the most widely distributed desert plant communities in the Mojave Desert, occurring from the desert floor up to approximately 3,500 feet in elevation, and extending into northwestern Arizona and southern Utah.

The foothills of the Tehachapi Range occur approximately 13 miles west of the project. The project and surrounding land are mostly flat and exhibit little topographic variation. Land administered by the Bureau of Land Management (BLM) is located approximately 2 miles north of the project.

The proposed project is located entirely within the Federal Emergency Management Agency (FEMA) designated Zone “A.” Zone A is the 100-year floodplain or 1 percent annual chance of flood. There are drainage routes near several of the project sites and gen-tie routes. All drainage routes are isolated episodic or ephemeral waters, which typically only flow for brief periods in response to rainfall. The project area usually receives an annual precipitation (rainfall) average of 6.7 inches per year. **Table 6, Average High and Low Temperature by Month-Mojave**, below, shows the average high and low temperatures in Mojave by month.

<b>Table 6: Average High and Low Temperature by Month - Mojave</b>												
	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Avg. High	57	60	66	71	80	89	96	96	88	78	65	56
Avg. Low	33	37	41	46	56	64	70	67	61	50	40	33
U.S. Climate Data, 2017.												

Based on a review of records maintained by the California Department Conservation/Division of Oil, Gas and Geothermal Resources (DOGGR), wells are not identified on the project site, and the project is not within the jurisdictional boundaries of an oilfield (California Department of Conservation, 2017).

The proposed project would be served by the Kern County Sheriff’s Office for law enforcement and public safety. The closest sheriff station is the Green Empire Substation, located approximately 4.5 miles east of the project. The Kern County Fire Department (KCFD) provides fire protection and emergency medical and rescue services for the project area. KCFD Station 15 is located approximately 3.5 miles east of the

project. The closest school is Tropico Middle School, located approximately 1.6 miles northeast of the project. The nearest hospital is the Palmdale Regional Medical Center, located approximately 19 miles to the southeast, of the project in Palmdale.

The nearest airports to the proposed project are the Rosamond Skypark located 3 miles to the northeast, the Mojave Air and Space Port located 14.5 miles to northeast. Private airstrips include the Lloyd's Landing airport, located approximately 3.5 miles north and the Little Buttes Antique Airfield, located approximately 2.5 miles south of the project in Los Angeles County.

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), designates the project sites as vacant, disturbed, prime, grazing, and/or rural residential lands (California Department of Conservation, 2016). Surrounding properties are designated as either: (a) vacant or disturbed, (b) rural residential, or (c) nonagricultural and natural vegetation. Parcels within Raceway Solar 4 are subject to a Williamson Act Land Use contract. Although Raceway Solar 4 is zoned for agricultural use, available crop data indicates none of the subject land has been under cultivation between 2010 through 2016.

The proposed project is located within unincorporated Kern County and within the jurisdiction of the Willow Spring Specific Plan. The project has land use designations of 7.1 (Light Industrial), 5.3 (Residential, Maximum 10 units/net acre), 5.3/2.85 (Residential, Maximum 10 units/net acre/Noise Management Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6/2.8 (Residential, Maximum 2.5 gross acres/unit/Military Flight Operations), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) and is within the A (Exclusive Agriculture) and E (2.5) (Estate, 2.5 acre minimum) zone districts. The existing land uses of the project and its surroundings are generally undeveloped, including sparse residential dwellings, dirt roads and fallow or active agricultural operations. The entire project is also subject to the provisions of the Kern County Zoning Ordinance. The project proposes to eliminate future road reservations from the General Plan Circulation Element to allow for efficient placement of solar panels.

## **1.3 Project Description**

The proposed project would develop a PV solar facility and associated infrastructure necessary to generate 291-MW of renewable electrical energy and/or energy storage capacity on 1,311 acres of privately-owned land in the eastern high desert region of unincorporated Kern County. Each specific request is described below:

### **Raceway Solar 1**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 92 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change (ZCC 149, Map 231) would change the zoning of the parcels from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 15 MW solar electrical generating facility on 92 acres, as well as related ancillary structures.

### **Raceway Solar Site 2**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 90 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change would change the zoning on approximately 40 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining and 141 acres from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 90 acres, as well as related ancillary structures.

### **Raceway Solar 3**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 494 acres from map code designations 5.6 (Residential, Maximum 2.5 gross acres/unit), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), and 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of Zone Changes would change the zoning on approximately 494 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 106 MW solar electrical generating facility on 494 acres, as well as related ancillary structures.

## **Raceway Solar 4**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 315 acres from map code designations 5.5 (Residential, Maximum 1 units/net acre) and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) to 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 70 MW solar electrical generating facility on 315 acres, as well as related ancillary structures. In addition, a Cancellation of a Williamson Act Contract would be processed on APNs: 374-011-04 and 374-011-11 (formerly known as APNs: 257-020-11 and 257-020-04).

## **Raceway Solar 5**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 240 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 240 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) and E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture) for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 60 MW solar electrical generating facility on 240 acres, as well as related ancillary structures.

## **Raceway Solar 6**

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 80 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 80 acres from OS E 2.5 RS FPS (Open Space, Estate (2.5) Residential Suburban, Floodplain Secondary Combining) A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 60 acres, as well as related ancillary structures.

As shown in Table 1, *Project Assessor Parcel Numbers, and Corresponding Map Codes, Zoning and Acreage*, the proposed solar facility consists of a combined 24 parcels. The proposed project would be developed as six, independent facilities on approximately 1,311 acres.

## **Vacations of Public Access Easements**

The project proponent is requesting vacations of public access easements on the project site to allow optimum placement of solar panels.

## **Generation Tie Line Options 1 through 4:**

There are four options that the proposed project would interconnect to the existing SCE transmission system.

### **1. A) Previously approved collector substation (Big Sky North Substation) – 100th Street West via Avenue A.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 100th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

### **B) Previously approved collector substation (Big Sky North Substation) – 100th Street West via 90<sup>th</sup> Street to Avenue A-8 to 95<sup>th</sup> Street to Avenue B.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via 90<sup>th</sup> Street heading south to Avenue A-8, then west to 95<sup>th</sup> Street, then south to Avenue B, and west to 100th Street West. The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

### **2. Previously approved collector substation (Big Sky North Substation) – 110th Street.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 110th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

### **3. Previously approved collector substation (Big Sky North Substation) – 80th Street West.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 80th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the Project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster

### **4. Los Angeles Department of Water and Power (LADWP) Proposed Substation.**

Under this option, the proposed project would interconnect at a planned LADWP substation in Kern County, located northwest of the project site, along Rosamond Boulevard near the intersection of Rosamond Boulevard and 110th Street West. An approximate 3-mile 34 kV and/or 230 kV gen-tie line originating at the DC collection system located at the northwest portion of the project site, would run north along 90th Street West, west along Rosamond Boulevard, and interconnect at the planned LADWP substation. This LADWP proposed substation is currently in the design phase and is scheduled to be built and constructed by 2019 or 2020.

The proposed project would consist of approximately 720,784 crystalline-silicon modules arranged in a grid-pattern over the project. The PV solar facility would consist of solar arrays mounted on either fixed tilt racking or single axis tracking structures (or a combination thereof) mounted to vertical posts. The proposed facility is intended to operate year-round and would generate electricity during daylight hours when electricity demand is at its peak.

The power generated on the project site would be sold to California investor-owned utilities, municipalities, community choice aggregators, or other purchasers in the furtherance of the goals of the California Renewable Energy Portfolio Standard and other similar renewable programs in the State. The project proponents may eventually choose to decommission and remove all or none of the systems from the project site. If a site is decommissioned, it would be converted to another use consistent with the applicable land use regulations in effect at that time or revert to its original land use.

The combined project facilities would include the following components:

- Installation of up to a total combined 291-MW of solar PV modules made of crystalline-silicon material covered by glass, mounted on a galvanized metal fixed tilt racking or single axis tracking systems embedded into the ground;
- If fixed tilt technology is not used, solar tracking system consisting of drive motors, drive arms and hydraulic systems that allow for rotation of solar panels from east to west, tracking the sun's position over the course of the day;
- Underground and/or above ground medium voltage collection systems throughout the project site;
- Medium voltage inverters and step-up transformers;
- Onsite solar substation(s) including circuit breakers, switches, remote terminal units, fiber optic line telecommunication equipment, and main step-up transformer(s);
- Onsite switchyard(s);
- Onsite access roads;
- Perimeter security fencing 6- to 8-feet high with barbed wire;

- Concrete pads sized and installed to accommodate the associated equipment (inverters, switchgear, transformers, etc.);
- Meteorological data collection systems and supervisory control and data acquisition (SCADA); and
- Several battery energy storage facilities located at each inverter and associated appurtenances or one centralized battery energy storage facility.

## **Project Facilities**

### **Solar PV Panels**

The approximate 291 MW proposed project would utilize PV technology on tracker mounting supports. The proposed project would then have the option to transfer electricity directly into the grid or into energy storage system for distribution to the grid during peak energy hours. The major elements of the proposed project are described as follows.

Up to an estimated 720,784 individual crystalline-silicon panels would be installed onsite. The number of panels present on the six different sites under this scenario is detailed below:

- Raceway Solar 1: 48,336 panels;
- Raceway Solar 2: 46,056 panels;
- Raceway Solar 3: 285,209 panels
- Raceway Solar 4: 177,973 panels
- Raceway Solar 5: 123,462 panels
- Raceway Solar 6: 39,748 panels

The layout of the single-axis tracker solar panels would be aligned in rows in the north-south direction (or in an east-west direction if a fixed tilt racking system were used instead). The maximum height of the single-axis tracker solar panels would be up to 12-feet above grade, at the beginning and end of each day. A fixed tilt racking system would be less than 12-feet high. Each solar panel would be attached to embedded piers using a support structure. Module layout and spacing is typically optimized to balance energy production versus peak capacity and depends on the sun angles and shading due to the surrounding horizon of the site. Individual arrays of modules would be combined to generate the total plant capacity.

### **Solar Trackers**

The PV module rows would be oriented north-to-south if single-axis trackers are used. A solar tracking mechanism is used to maximize the solar energy conversion efficiency by keeping the modules perpendicular to the sun's energy rays throughout the day. This completed assembly of PV modules mounted on a framework structure is called a "tracker" because it tracks the sun from east to west. If used,



single-axis trackers would increase the efficiency of energy production from the arrays relative to a fixed tilt system. The exact tracker manufacturer and model would be determined in the final design. All trackers are intended to function identically in terms of following the motion of the sun.

Module layout and spacing is optimized to balance energy production versus peak capacity and would depend on the sun angles and shading caused by the horizon surrounding the proposed project. The spacing between the rows of trackers is dependent onsite-specific features and would be identified in the final design. The final configuration would allow for sufficient clearance for maintenance vehicles and panel access.

### **Fixed Tilt Racking System**

The solar panels would be in a fixed tilt position that allows for the most sunlight specific to the geography of the project, if the fixed tilt racking system is used.

### **Electrical Collector System and Inverters**

The AC-DC electrical collection system includes all cables and combiners that collect electricity from the panels, delivers it to the inverters, collects it from the inverters, and ultimately delivers it to the proposed project switching station(s). The collection system would likely be installed along internal access roads to collect power from the rows of modules and deliver it to the switching station. This collection system would likely be installed in subsurface trenches, though in some areas of the site, part or all the collection system may be housed in above-grade raceways mounted on supports approximately 24 to 36 inches above ground level. The collection system would be rated at between 1,000 to 2,000 volts DC until it reached the inverters and an intermediate voltage system between the inverters and the proposed project switching station.

The proposed project would use an unmanned field control system. The controls generally include a field supervisory controller in a central location and local microprocessor controllers connected to each tracker, if trackers are to be used. The field control system monitors solar insolation, wind velocity, and tracker performance and status, and communicates with all the local microprocessor controllers. When the appropriate conditions exist, the field supervisory controller initiates the trackers' daily tracking of the sun, and at the end of the day stows the trackers in the solar array.

The DC electricity produced by the solar panels is converted to three-phase alternating current by a series of inverters. Alternating current is the type of electricity usable by the electric utility and is the form required to connect to the transmission system. The inverter pad equipment includes a transformer that steps up the electricity in its new form to an output voltage of 34 kV or 230 kV. This electricity is then transmitted via the medium voltage collection system to the switching station.

### **Energy Storage System**

The proposed project would have either several Energy Storage Systems (ESS) at each site's inverters or ESS at a centralized location onsite. The ESS would be able to provide approximately 291 MWh of energy storage. Each ESS would occupy approximately 1 to 2 acres within the project boundaries and consist of batteries, inverters, switches, cooling equipment, and other appurtenant equipment placed in multiple prefabricated enclosures or containers near the onsite substation. The ESS would either be installed contemporaneously or after the installation of the PV facilities. The final locations are dependent on final design and may require construction of vaults or other supporting foundations.

## **Generation-Tie Line and Solar Generating Facility (SGF) Interconnection Plan**

The power generated by the proposed project would be interconnected to an existing transmission network. See Section 1.2 for a description of the gen-tie line options.

It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

### **Data Collection System**

The proposed project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system would be installed throughout the solar fields leading to a centrally located (or series of appropriately located) SCADA system cabinets. The telecommunications connections to the SCADA system cabinets are either wireless or hard wired.

The system would also include a meteorological (met) data collection system at each site. The met stations would have the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger to compile the data for transmission to the Data Collection Center.

### **Site Access and Security**

During project construction and operations, the primary access to each site would use the following streets:

- Raceway Solar 1: Avenue A
- Raceway Solar 2: Gaskell Road
- Raceway Solar 3: 90th Street West
- Raceway Solar 4: Willow Avenue and/or 80th Street West
- Raceway Solar 5: 70th Street West
- Raceway Solar 6: Rosamond Boulevard

The necessary road improvements would be completed per County code and regulations. Typical site access would be approximately 20-foot wide, accommodating County approved turning radii in both directions. The rows of solar panels would be separated by access ways. Internal site circulation would include approximately 20-foot-wide access roads consisting of crushed stone and approximately 15- to 20-foot-wide Operations and Maintenance (O&M) roads among the solar arrays consisting of compacted native soil.

Chain-link security fencing would be installed around the site perimeter, switchyard(s), substation(s), and other areas requiring controlled access to restrict public access during construction and operations. The security fence would be 6- to 8-feet tall, with two strings of barbed wire along the top. The fence posts would be set in concrete. Additional security may be provided using closed circuit video surveillance cameras and intrusion systems. Signs would be installed to achieve appropriate safety and security as expected in a solar power facility.

The proposed project's lighting system would provide personnel with illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed to achieve safety and security objectives. Lighting would be directed downward and shielded to focus illumination on the desired areas only and to avoid light spillage onto adjacent properties. Lighting would be no brighter than required to meet safety and security requirements, and lamp fixtures and lumens would be selected accordingly.

## **Operation and Maintenance Facilities**

No Operations and Maintenance (O&M) facilities would be installed on any of the sites. All maintenance would be performed by personnel located offsite.

## **Onsite Telecommunication Cell Towers**

There would be no telecommunication towers installed at any of the sites.

## **Construction Activities**

### **Schedule and Workforce**

The construction activities for the proposed project fall into three main categories: (1) site grading and earthwork; (2) solar array construction; and (3) electrical interconnection to transmission owner infrastructure. Construction would take approximately 10 to 12 months. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022. Construction would primarily occur during daylight hours, Monday through Friday. Additional hours/days may be necessary to facilitate the schedule.

The construction workforce would consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The average workforce is expected to be approximately 500 to 600 construction, supervisory, support, and construction management personnel onsite during construction. The onsite workforce has been conservatively estimated to peak at approximately 800 individuals for short periods of time, which is typically a few weeks. The project construction crews would have a staggered workday, with multiple shifts of workers coming onsite between the hours of 6:00 a.m. and 10:00 a.m. in the mornings, and leaving between 2:00 p.m. and 6:00 p.m. It is anticipated that the construction workforce would commute to the site each day from local communities. In compliance with Kern County Noise Ordinance (Municipal Ordinance Code 8.36.020) construction activities would not occur between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. to 8:00 a.m. on weekends for construction sites located within 1,000 feet of an occupied residential dwelling. Construction personnel not drawn from the local labor pool are anticipated to stay in nearby hotels.

During construction, dusk-to-dawn security lighting would be required for the temporary construction staging area, parking area, construction office trailer entries, and site access points. Lighting is not planned for typical construction activities because construction activities would occur primarily during daylight hours; however, if required, any lighting would be temporary, directed downward, and limited to that needed to ensure safety and security.

Multiple portable toilets would be used during construction, and wastewater would be trucked offsite for disposal in accordance with all applicable regulations by a licensed sewage disposal company.

### **Site Grading and Earthwork**

Beginning work on the project would involve preparing the land for installation of arrays, related infrastructure, access driveways, and temporary construction staging area.

Site preparation would involve the removal and proper disposal of existing vegetation and debris that would unduly 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, utilizing “mow-and-roll” vegetation clearance strategy, application of water, and application of dust suppressants. Conventional grading would be minimized to the maximum extent possible to reduce unnecessary soil movement that may result in dust. Earthworks scrapers, excavators, dozers, water trucks, paddlewheels,

haul vehicles and graders may all be used to perform grading. Land-leveling equipment, such as a smooth steel drum roller, would be used to even the surface of the ground and to compact the upper layer of soil to a value recommended by a geotechnical engineer for structural support. Access roads may be additionally compacted to 90 percent or greater, as required, to support construction and emergency vehicles. Certain access roads may also require the use of aggregate to meet emergency access requirements. Soil movement from grading would be balanced on the site, and it is anticipated that no import or export of soils would occur.

Trenching would be required for placement of underground electrical and communications lines, and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment and water trucks. After preparation of the site, the pads for structures, equipment enclosures and equipment vaults would be prepared per geotechnical engineer recommendations.

### **Solar Array Assembly**

Erection of the solar arrays would include support structures and associated electrical equipment. First, steel piles would be driven into the soil using pneumatic techniques, similar to a hydraulic rock hammer attachment on the boom of a rubber-tired backhoe excavator. If shallow bedrock, or other obstructions are encountered, the pile locations would be predrilled and then grouted in place with concrete. Once the piles have been installed, the horizontal array support structures would be installed. The final design of the horizontal array support structures may vary, depending on the final selection of the PV technology, as well as whether a fixed tilt or tracking system is selected. Once the support structures are installed, workers would begin to install the solar modules. Solar array assembly and installation would require trenching machines and excavators, compactors, concrete trucks and pumpers, vibrators, forklifts, boom trucks, graders, pile drivers, drilling machines, and cranes.

Concrete would be required for the footings, and pads for the medium voltage transformers, inverters, and communications buildings. Concrete may also be required for pile foundation support depending on the proposed mounting system chosen for installation and whether obstructions are encountered when trying to drive piles. Final concrete specifications would be determined during detailed design engineering. Concrete would be purchased from an offsite supplier and trucked onto the project sites.

During this work, there would be multiple crews working on the site with vehicles, including special vehicles for transporting the modules and other equipment. As the solar arrays are installed, the solar switchyard would be constructed, and the electrical collection and communication systems would be installed. Within the solar fields, the electrical and communication wiring would be installed in underground trenches, although some of the mid-voltage collection runs and communications may be on overhead lines. Collection trenches would likely be mechanically excavated, though in some cases targeted shallow trench blasting may be required as a construction technique due to near-surface bedrock.

The wiring would connect to the appropriate electrical and communication terminations and the circuits would be checked and electrical service would be verified. Additionally, if a tracker system is utilized, the motors would be checked, and control logic verified. Once all the individual systems have been tested, the overall project would be ready for testing under fully integrated conditions.

## **Electrical Supply**

The method of temporary power for construction is expected to be provided by mobile diesel-driven generator sets, batteries, by temporary electrical service from the local power provider, or a combination of all three methods.

## **Electrical Interconnection to Transmission Owner Infrastructure**

The proposed project would connect with a 34 kV and/or 230 kV gen-tie line. Each of the project sites would have its own project substation approximately 1 to 2 acres in size.

## **Construction Water Use**

Water needed for construction is expected to be trucked from an offsite water purveyor. The entire construction process is estimated to be approximately 10 to 12 months. Construction water demands are estimated to be approximately 500 acre-feet (AF) for dust control, site preparation and miscellaneous construction activities. Bottled water would be provided for crews during construction activities.

Initial construction water usage would be in support of site preparation and grading activities. During earthwork for grading of access road foundations, equipment pads and project components, the main use of water would be for compaction and dust control. Smaller quantities would be required for preparation of the concrete required for foundations and other minor uses. After the earthwork activities, water usage would be used for dust suppression and normal construction water requirements that are associated with construction of the building, internal access roads, revegetation and periodic cleaning of solar arrays.

## **Fire Control**

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the project would be required to have a fire prevention plan approved per applicable Kern County regulations.

## **Solid and Nonhazardous Waste**

The proposed project sites would produce a small amount of solid waste associated with maintenance activities. Proposed project waste may include broken and rusted metal, defective or malfunctioning PV modules, electrical materials, empty containers, and other miscellaneous solid wastes, including the typical refuse generated by workers, particularly during construction activities. Waste materials would be collected, hauled by truck, separated for recycling where available, and disposed of at a regional disposal facility. Any defective or broken PV modules would be returned to the manufacturer for recycling.

## **Hazardous Waste**

Small quantities of hazardous wastes would most likely be generated over the course of construction. These wastes may include biodegradable fluid and mineral oil from the transformers and miscellaneous electrical equipment. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material would not be stored on the proposed project site.

## **Project Operation and Maintenance Activities**

The PV panel surfaces may be washed seasonally to increase the average optical transmittance of the flat panel surface. Panel washing is expected up to four times per year to complete. Staff of two to four people would be required during panel washing and are expected to be hired from the local community.

The facility's regular maintenance program would be largely conducted onsite during daytime hours as a safety precaution. Equipment repairs would typically take place in the early morning or evening when the plant is producing the least amount of energy.

Prudent security measures would be taken to ensure the safety of the public and facility. The proposed project would be fenced along all borders with locking gates at the specified points of ingress and egress. The security fence would be approximately 6- to 8-feet tall, with three strand barbed wire along the top. Offsite security personnel may be dispatched during nighttime hours or be onsite depending on security risks and operating needs. The project site would provide illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed.

The project site would produce a small amount of waste associated with maintenance activities. PV solar system wastes typically include broken and rusted metal, defective or malfunctioning modules, electrical materials, and empty containers and other miscellaneous solid materials, including typical household refuse generated by workers. Most of these materials would be collected and delivered back to the manufacturer for recycling.

## **Operations**

The project proponent would ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics; and
- Communicating with customers, transmission system operators and other entities involved in facility operations.

## **Electrical Supply**

Power for plant auxiliaries would be provided by the project's electrical generation or supplied by the local power provider. The proposed project would require power for the electrical enclosures, tracker motors, associated structures, and for plant lighting and security.

## **Lighting**

The proposed project would include lighting that would be motion-detected and designed to provide the minimum illumination needed to achieve safety and security. Shielded and downward-facing fixtures would provide focused illumination on the desired areas only.

## **Maintenance**

Maintenance to be performed on the sites for the proposed project would consist of equipment inspection and replacement. Maintenance would occur during daylight hours, when possible. However, maintenance activities on the PV modules and DC systems would be typically performed at night. Maintenance program elements include:

- Managing a group of prequalified maintenance and repair firms who can meet the Operations and Maintenance needs of the facility throughout its life;
- Creating a responsive, optimized cleaning schedule;

- Responding to plant emergencies and failures in a timely manner;
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output;
- Systematically maintaining a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover.

## **Security**

To ensure the safety of the public and the solar generating facility, the proposed project site would be fenced, and signs would be posted. Security measures would be installed as necessary to mitigate and/or deter unauthorized access, including lighting. Access to the project site would be controlled and gates would be installed at the roads entering the proposed project site.

## **Operations Water Use**

Water would be used during PV panel washing activities, which is anticipated to occur up to four times a year, as needed. Long-term operational water demand is anticipated to be approximately 4.4 AF of water per washing cycle, or a total of 19 AFY for panel washing. Water for panel washing is expected to be trucked and/or obtained from a local water purveyor.

## **Project Decommissioning**

The project proponents expect to sell the renewable energy electricity produced by the project under the terms of a long-term Power Purchase Agreement (PPA) or directly into the wholesale market. The life of the solar facility is anticipated to be up to 35 years; however, the project proponents may choose to extend the life of the facility, update technology and re-commission, or decommission and remove the system and its components. When a decommissioning event occurs, the solar site could then be converted to other uses in accordance with applicable land use regulations in effect at that time.

When project decommissioning occurs, project structures would be removed from the project site. Above-ground and underground equipment would be removed. The substation would be removed if it is owned by the project, however if a public or private utility assumes ownership of the substation, the substation may remain onsite to be used as part of the utility service to supply other applications. Project roads would be restored to their pre-construction condition unless the landowner elects to retain the improved roads for access throughout that landowner's property. The area would be thoroughly cleaned, and all debris removed. As discussed above, most materials would be recycled to the extent feasible, with minimal disposal to occur in landfills in compliance with all applicable regulations. A collection and recycling program would be executed in the event system components are manufactured with hazardous materials.

A collection and recycling program would be executed to promote recycling of project components and minimize disposal of project components in landfills. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, and county regulations. The project proponents expect a secondary market for PV modules to develop over time. Although energy output may diminish, PV modules are expected to continue to have a productive life and can be decommissioned from a prime location or re-commissioned in another location.

## **Relationship of the Proposed Project to Other Solar Projects**

The proposed project is being developed independently of other approved or proposed solar projects in the County. If approved, the Raceway 2.0 Solar Project facilities, would be subject to their own use permits, conditions of approval, interconnection agreements, and power purchase agreements. The County understands that the proposed project facilities would be built and operated independently of any other solar project, and, if approved, would not depend on any other solar project for economic viability. The proposed project involves constructing a new gen-tie line to deliver energy to the Big Sky North Substation (existing collector substation) or future LADWP Substation.

## **1.4 Project Objectives**

The project proponents have defined the following objectives for the project:

- Maximize renewable energy production and economic viability through the installation of 291-MW of solar PV panels on approximately 1,311 acres of private lands with high solar insolation values.
- Locate the project on disturbed land or land that has been previously degraded from prior use.
- Minimize offsite impacts by using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities.
- Minimize impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land use.
- Generate substantial direct and indirect economic opportunities in Kern County during construction with the creation of “green” jobs.
- Minimize water usage.
- Assist the State of California in reducing fossil fuel air quality pollution and in achieving the greenhouse gas emission reductions required by the California Global Warming Solutions Act (Assembly Bill 32).
- Offset approximately 695,475 tons of carbon dioxide equivalent annually that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels
- Develop a viable source of clean energy to assist California and its utilities in fulfilling California's Renewable Portfolio Standard (RPS) Program. In October 2015, Governor Brown signed into law Senate Bill 350, which establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030.
- Use proven and established PV technology that is efficient and requires low maintenance.



## **1.5 Proposed Discretionary Actions/Required Approvals**

The Kern County Planning and Natural Resources Department as the Lead Agency (per CEQA Guidelines Section 15052) for the proposed project, has discretionary responsibility for the proposed project. The proposed project is owned by sPower. To implement this project, the project proponent may need to obtain the following discretionary and ministerial permits/approvals as detailed below:

### **Federal**

- U.S. Fish and Wildlife Service (USFWS)
- United States Army Corps of Engineers Section 404 Permit

### **State**

- California Public Utilities Commission (CPUC)
  - Section 851 Permit
- California Department of Fish and Wildlife (CDFW)
  - Section 1600 et seq. permits (Streambed Alteration Agreements)
  - Section 2081 Permit (State-listed endangered species)
- Lahontan Regional Water Quality Control Board (RWQCB)
- Waste Discharge Requirements
  - Regional Water Quality Certification (401 Permit)
- National Pollution Discharge Elimination System (NPDES) Construction General Permit
- General Construction Stormwater Permit (Preparation of a SWPPP)
- California Department of Transportation (Caltrans)
  - Oversized Loads Permit

Other additional permits or approvals from responsible agencies may be required for the project

### **Local**

#### **Kern County Board of Supervisors/Kern County Planning Commission**

- Certification of Final Environmental Impact Report
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of 15091 and 15093 Findings and Statement of Overriding Considerations
- Approval of Kern County General Plan Amendments to Circulation Element (Elimination of Future Road Reservations) and Zone Changes
- Approval of Kern County Conditional Use Permits, Willow Springs Specific Plan Amendments, and Williamson Act Cancellation Agreement

**Kern County Public Works**

- Approval of Kern County Grading Permits
- Approval of Kern County Building Permits
- Approval of Kern County Access Road Design and Encroachment Permits

**Kern County Fire Department**

- Fire Safety Plan

**Eastern Kern Air Pollution Control District (EKAPCD)**

- Fugitive Dust Control Plan
- Authority to Construct (ATC)
- Permit to Operate (PTO)

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

## **Attachment 2**

### **Original HRA Report**

# Final Health Risk Assessment

## ***Raceway Solar Project***

***Kern County, California***

For:



Sustainable Power Group, LLC

2180 South 1300 East  
Suite 600  
Salt Lake City, UT 84106-2749

By:



7440 South Creek Road  
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Sandy, Utah 84093

February 2018

## TABLE OF CONTENTS

Section	Page
<b>CHAPTER 1 GENERAL INFORMATION.....</b>	<b>1</b>
1.1 Introduction .....	1
1.2 Project Overview .....	1
<b>CHAPTER 2 HAZARD IDENTIFICATION.....</b>	<b>4</b>
<b>CHAPTER 3 EXPOSURE ASSESSMENT .....</b>	<b>5</b>
3.1 Air Dispersion Model Options .....	5
3.2 Source Information.....	8
3.3 Sensitive Receptor Locations .....	10
3.4 Dispersion Model Results .....	10
<b>CHAPTER 4 TOXICITY DATA.....</b>	<b>11</b>
4.1 Toxicity Values for Each Toxic Air Contaminant Emitted.....	11
<b>CHAPTER 5 RISK CHARACTERIZATION .....</b>	<b>12</b>
5.1 General Assumptions .....	12
5.2 Cancer and Non-Cancer Health Risk Calculations .....	12
<b>CHAPTER 6 CONCLUSION .....</b>	<b>15</b>
<b>CHAPTER 7 REFERENCES .....</b>	<b>17</b>
<b>ATTACHMENT A - DETAILED CALCULATIONS BY LOCATION AND CONTOUR PLOTS</b>	

## LIST OF TABLES

Table	Page
Table 1 Raceway Solar Project Summary .....	2
Table 2 Toxic Air Contaminants Emitted by the Project – Carcinogens and Chronically Toxic Substances .....	4
Table 3 AERMOD Modeling Assumptions .....	6
Table 4 Construction Phase On-Site Mitigated Diesel Exhaust Particulate Matter Emissions .....	9
Table 5 Operation Phase On-Site Mitigated Diesel Exhaust Particulate Matter Emissions.....	9
Table 6 Risk Assessment Health Values <sup>(a)</sup> for Toxic Substances Emitted by the Project.....	11
Table 7 Exposure Factor Values.....	14
Table 8 Dispersion Factors, Cancer Risk and Noncancer Hazard Estimates for Sensitive Receptor Locations near the Raceway Solar Project.....	15

## LIST OF FIGURES

Figure	Page
Figure 1 Raceway Solar Project.....	3
Figure 2 Project Boundary and Sensitive Receptors Included in Health Risk Assessment.....	7

## ACRONYMS AND ABBREVIATIONS

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applicant	Sustainable Power Group, LLC; <i>also</i> , sPower
CAPCOA	California Air Pollution Control Officers Association
CEQA	California Environmental Quality Act
DPM	diesel particulate matter
EKAPCD	Eastern Kern Air Pollution Control District
HRA	health risk assessment
kV	kilovolt
LADWP	Los Angeles Department of Water and Power
MW	megawatts
PM <sub>10</sub>	particulate matter up to 10 microns in diameter
Project	Raceway Solar Project
PV	photovoltaic
REL	Relative Exposure Level
SJVAPCD	San Joaquin Valley Air Pollution Control District
sPower	Sustainable Power Group, LLC; <i>also</i> , the applicant

## **1.1 Introduction**

On behalf of Sustainable Power Group, LLC (sPower, or the applicant), Ecology and Environment, Inc., conducted a health risk assessment (HRA) of the projected conditions in the vicinity of the proposed Raceway Solar Project (Project) site. The estimated health impacts from the Project fall well below the threshold of significance that mandates submittal of an HRA, so preparation of an HRA is not required. However, at the request of Kern County and in an abundance of caution, the applicant has elected to conduct such a study. This HRA is also intended to provide supporting information during preparation of the Draft Environmental Impact Report, as part of the Kern County Planning Department California Environmental Quality Act (CEQA) process.

## **1.2 Project Overview**

The Project would involve the construction, operation, and eventual decommissioning of a solar photovoltaic (PV) power-generating facility with an energy storage system. The Project would be capable of producing up to approximately 400 megawatts (MW) of renewable electricity and storing up to 2,000 MW hours of electricity. The Project would be located on approximately 1,854 acres of private land in southeastern Kern County, California. Raceway Solar 1, 2, 3, 5, 6, and 7 are zoned Estate 2.5 Acres (E 2.5), and Raceway Solar 4 is zoned Agriculture (Table 1). The Project would be located approximately 5 miles west of the community of Rosamond, within the Willow Springs community. All solar arrays and interconnection lines between solar arrays would be located in Kern County. For a map of Project components and surrounding areas, see Figure 1.

Major components of each facility would include PV modules mounted on single-axis or dual-axis tracker systems, electrical collection systems, data monitoring equipment, an energy storage system, a meteorological data collection system, private access roads, fencing, and a 34-kilovolt (kV) and/or 230 kV generation power tie (gen-tie) line. There are four potential routes for interconnections to nearby substations. The Project may interconnect to sPower's previously approved collector substation via three proposed 10- to 12-mile 34 kV and/or 230 kV gen-tie lines originating at a direct current collection system located at the southwestern portion of the Project area, or to a planned Los Angeles Department of Water and Power (LADWP) substation northwest of the Project area via an additional proposed gen-tie route. Potential interconnection routes would be as follows:

- 100<sup>th</sup> Street West and Avenue G-12;
- 110<sup>th</sup> Street West and Avenue G-12;
- 80<sup>th</sup> Street and Avenue G-12; and
- Rosamond Boulevard to the proposed LADWP Substation.

The Project facilities would operate year-round, producing electric power during daytime hours. The applicant expects site preparation and construction of the facility to begin in mid-2019.

**Table 1 Raceway Solar Project Summary**

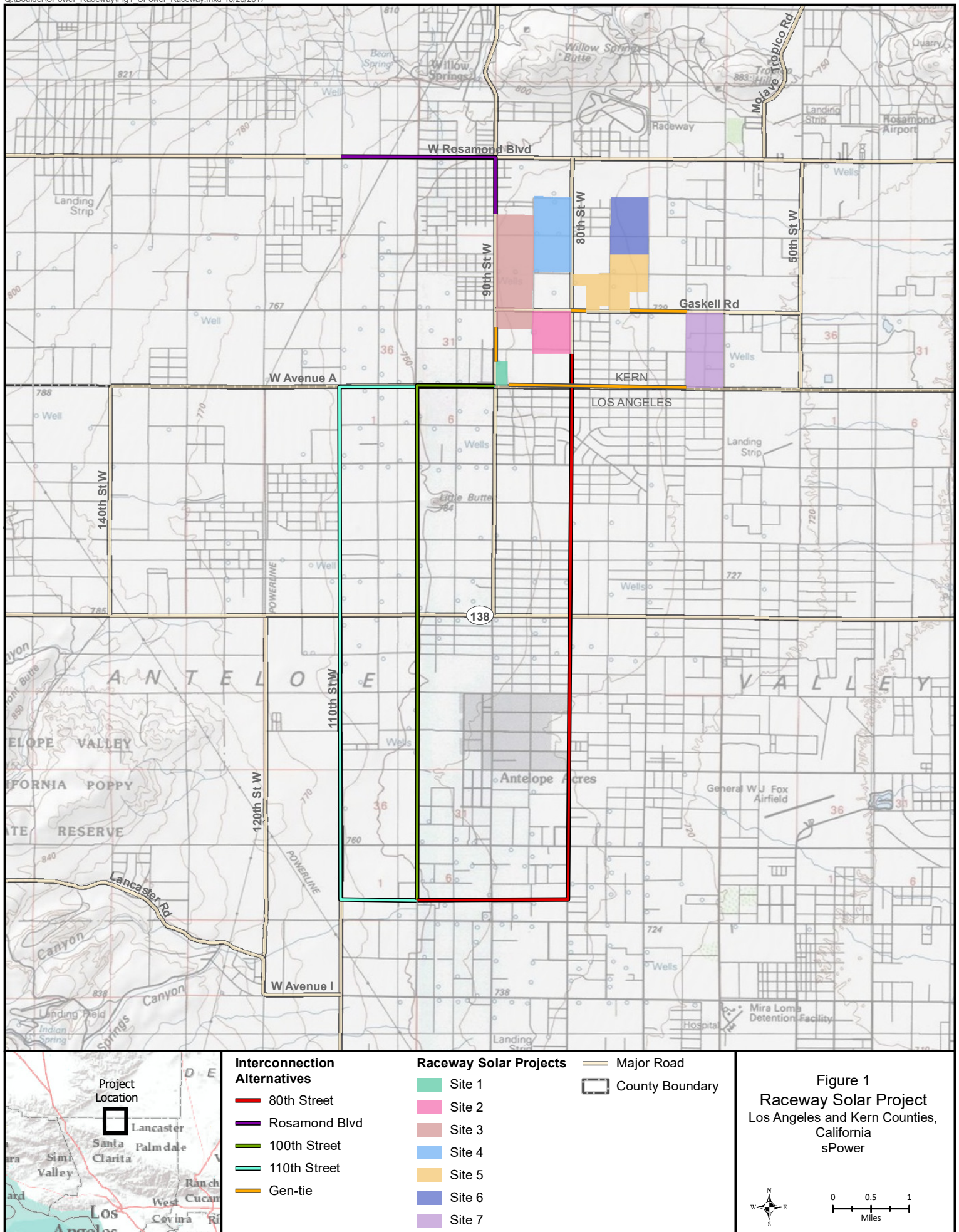
<b>Project</b>	<b>Location (Kern County, CA)</b>	<b>Acres</b>	<b>Generating Capacity (MW)</b>
Raceway Solar 1	Northeast corner of W. Avenue A and 90th Street West	30	5
Raceway Solar 2	Southwest corner of Gaskell Road and 80th Street West	180	40
Raceway Solar 3	Northeast and southeast of Gaskell Road and 90th Street West	466	100
Raceway Solar 4	North of Willow Avenue; West of 80th St. West; East of 85th Street West; South of Astoria Avenue	315	70
Raceway Solar 5	Northwest and northeast of Gaskell Road and 75th Street West	310	70
Raceway Solar 6	South of Astoria Ave.; West of 70th Street West; East of 75th Street West; North of 71st Street	240	50
Raceway Solar 7	South of Gaskell Road; West of 60th Street West; East of 65th Street West; North of West Avenue A	313	65
<b>Project Totals</b>		<b>1,854</b>	<b>400</b>

Key:

CA = California

MW = megawatts





The potential for health risk impacts related to the Project arises from diesel particulate matter (DPM) emissions from diesel-powered construction and maintenance equipment that would be used on site during construction and operation of the facility. The California Air Resources Board (CARB) has determined that long-term health risk impacts due to DPM exposure can cause significantly greater adverse health effects than short-term (acute) risks (CARB 2010; OEHHA 2017). Therefore, this HRA focuses on long-term health risk impacts (cancer and chronic non-cancer risks). The HRA process includes emissions analysis and a refined modeling analysis, with cancer and non-cancer risk calculations. Fugitive emissions were assumed to primarily consist of disturbed soils, which pose negligible health risk impacts in comparison to DPM. The identity and physical characteristics of substances responsible for health risks from the Project are summarized in Table 2.

**Table 2 Toxic Air Contaminants Emitted by the Project –  
Carcinogens and Chronically Toxic Substances**

<b>Substance</b>	<b>CAS Number</b>	<b>Physical State as Emitted</b>
Diesel Particulate Matter	9901 <sup>(a)</sup>	Particles and Vapors <sup>(b)</sup>

Notes:

- a) CAS Number: For chemical groupings and mixtures where a CAS number is not applicable, the 4-digit code used in the Air Toxics "Hot Spots" Emission Inventory Criteria and Guidelines (EICG) Report (CARB 1997) is listed.
- b) Vapor phase emissions are expected to rapidly condense to form fine particles as the exhaust emissions cool on contact with the atmosphere.

Key:

CAS = Chemical Abstract Service

The HRA analysis was performed using the latest version of the AERMOD Model approved by the U.S. Environmental Protection Agency, Version 16216R. The modeling results were used to calculate cancer and non-cancer risk at sensitive receptors and were compared to the significance thresholds of 10 in one million for cancer impacts and 1.0 for non-cancer impacts, as recommended by the California Air Pollution Control Officers Association (CAPCOA) (CAPCOA 2009). This meets the Kern County Air Pollution Control District health risk public notification thresholds adopted by the Kern County Planning and Natural Resources Department, outlined in Guidelines For Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended. The adopted significance thresholds for public notifications are those recommended by CAPCOA in Health Risk Assessments for Proposed Land Use Projects (CAPCOA 2009).

Construction and operation emissions were modeled using CalEEMod Version 2016.3.2. The model was run with three construction phase types: site preparation, grading, and solar array installation. The Project would not involve demolition of existing structures, and no paving or architectural coating is expected to occur. The Project would operate remotely and unattended except for occasional maintenance. The primary maintenance activity would be washing of the solar panels up to four times per year.

Generally, the site is flat and consists of land previously used primarily for agricultural purposes. Thus, extensive site preparation (i.e., clearing of vegetation) and grading is not expected. The site preparation phase as modeled consists of initial delivery of construction equipment to the site and general site clearing; the grading phase is expected to be minimal and would consist of grading internal access roads; and the solar array installation phase consists of trenching activity for underground electric cables, and use of equipment required to install the solar panel support structure, solar panels, and energy storage modules. No operations and maintenance building is planned for the site. Project construction is scheduled to last for 10 to 12 months spread over two different calendar years. Thus, a portion of total construction emissions would occur in each year. For the HRA analysis, total construction emissions for the 12-month period were used. The activity assumptions (i.e., types of equipment to be used, duration of use, and quantity) were scaled, based on installed MW from data for other similar projects. Emissions were derived based on the estimated construction use information and emission factors programmed into CalEEMod.

Once constructed, the Project site would be operated remotely. The operation phase emissions estimated using CalEEMod consist of combustion emissions from water trucks and pressure washers used for solar panel washing. Operation emissions evaluated in the HRA analysis consist of diesel exhaust from this equipment. For the analysis, it is assumed that periodic scheduled solar module washing will occur four times per year, with each washing requiring 10 days to complete.

### **3.1 Air Dispersion Model Options**

AERMOD software was used to perform dispersion modeling to determine the concentration and impacts of diesel exhaust particulate matter up to 10 microns in diameter (PM<sub>10</sub>) at sensitive receptors located near the Project facility. Seven area sources (corresponding to each of the seven Project sites) were used in the

model to cover the entire footprint of the Project. Normalized emissions were distributed uniformly to represent the expected distribution of construction and operation activity across the Project area.

The model was run with a normalized construction exhaust PM<sub>10</sub> emission rate of 1 gram(s) per second (g/s) distributed uniformly across the Project area. Based on the total area of the seven area sources (1,854 acres; 7,502,952.6 square meters), the normalized emission rate is 1.33 E-07 grams per second per square meter ((g/s)/m<sup>2</sup>). The Project could not be modeled as one large area source due to the unique shapes and sizes of the seven sites that make up the Project area, and discontinuities among the sites (Sites 1 and 7 are not contiguous with the others); therefore, seven area sources were used in the model, each with the same normalized emission rate. With this input, the model calculates annual average dispersion factors (X/Q) in units of (micrograms per cubic meter) per (grams per second) (µg/m<sup>3</sup>)/(g/s) at each receptor based on the normalized emission rate.

A release height of 4 meters was used for each area source. This is consistent with other recent projects (e.g., Valentine Solar Project) and represents the typical/average truck and off-road construction equipment configuration in the California Air Resources Board (CARB) guidance in Appendix VII of the Diesel Risk Reduction Plan (CARB 2000). The release height assumption is conservative because the assumed height is lower than would be expected for exhaust sources that have emissions that rise due to vertical velocity and temperature. Area sources in AERMOD do not allow for the consideration of plume rise resulting from the vertical velocity and temperature associated with construction equipment.

Terrain elevations were included in the modeling for emission sources and receptor locations. The Project area is generally flat, but slight elevation changes were incorporated through use of digital terrain elevation data to account for any terrain that may affect dispersion from the Project area to the two school receptors. The Mojave Airport meteorological data for the period January 1, 2009, to January 2, 2014, were obtained from the CARB and used as representative for the region. The use of these data determines the maximum downwind concentrations caused by Project impacts. Additional modeling assumptions are presented in Table 3.

**Table 3 AERMOD Modeling Assumptions**

Item	Value
Source Type	Six Area, one Area Poly
Dispersion Coefficient	Rural
Modeled Terrain	Terrain elevations used
Total Modeled Area (m <sup>2</sup> )	7,481,306.3
Emission rate ((g/s)/m <sup>2</sup> )	1.33 E-07
Source Release Height (m)	4
MET Data	Mojave Airport

Key:

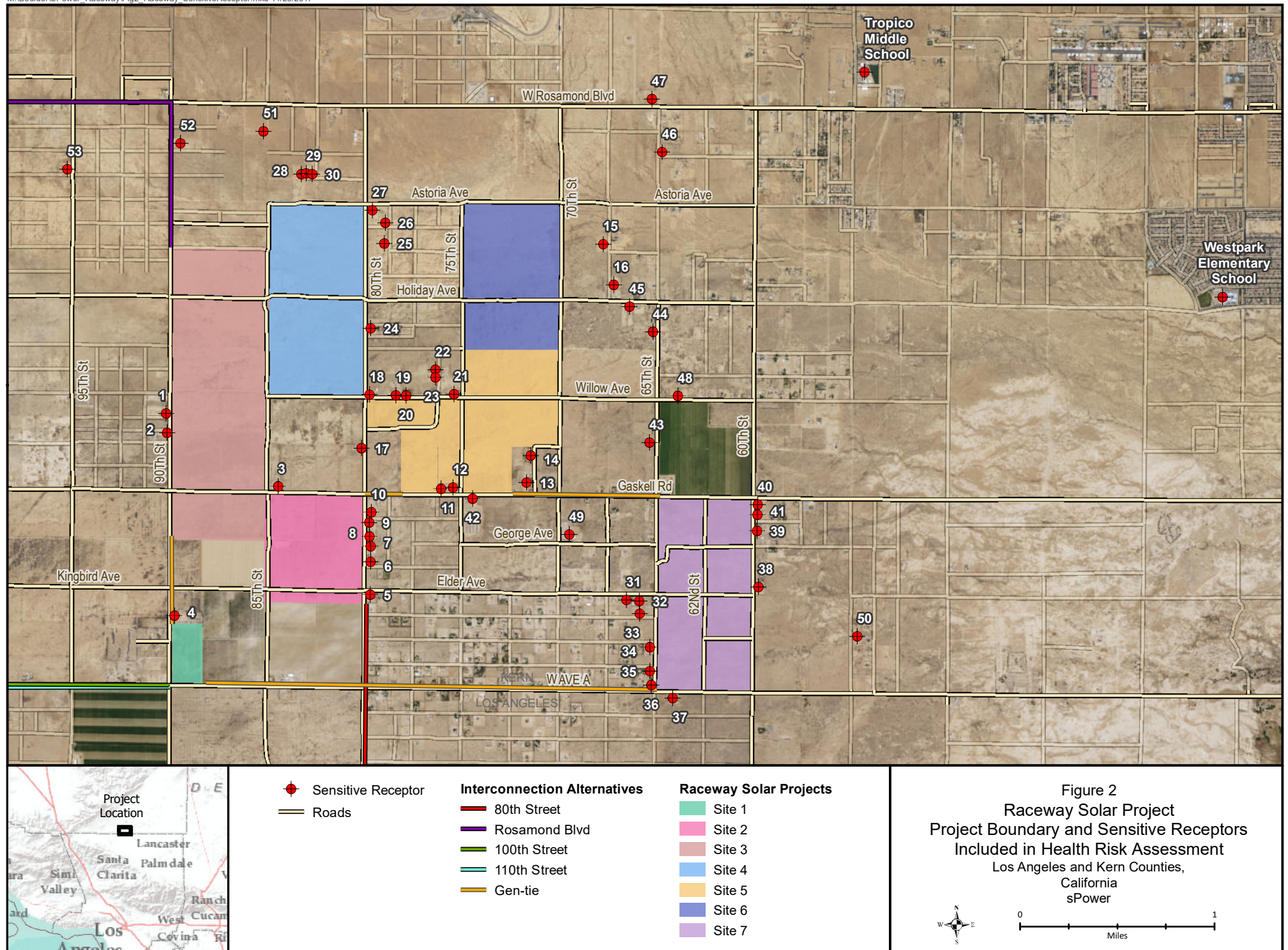
(g/s)/m<sup>2</sup> = grams per second per square meter

m = meters

m<sup>2</sup> = square meters

Sensitive receptor locations are shown on Figure 2 and in Figures A-1, A-2 and A-3 in Attachment A. A single receptor was placed at each of the sensitive receptor locations. A total of 53 residences and two schools were selected as sensitive receptors. Residential receptor selection was based on proximity to the Project boundary; residential receptors were also chosen to surround the entire boundary of the Project.





## 3.2 Source Information

The Project would consist of two phases, construction and operation. On-site DPM emissions during the construction phase would result from operation of diesel-powered vehicles and construction equipment, and those during the operation phase from diesel-powered maintenance and service vehicles. Off-site construction of new transmission lines or upgrading existing routes would also occur during the construction phase. This would involve installing new supports and wires, or new wires on existing supports along the selected transmission route or routes shown in Figure 1. Diesel-powered vehicles and equipment may be used during this process; however, this will be a progressive process, with the vehicles and equipment advancing along the route(s) as work progresses. DPM emissions at particular locations are expected to be brief—hours or days. Since DPM is not considered to be an acute or an 8-hour toxicant, DPM released during construction of transmission lines is not expected to have any significant health impacts.

The impacts at nearby sensitive receptors from off-site emissions (worker commute and water hauling) are assumed to be negligible because they would be small in magnitude relative to on-site emissions, occur over long vehicle trips, and disperse DPM away from the Project site and nearby receptors. Fugitive emissions were assumed to primarily consist of disturbed soils, which pose negligible health risk impacts in comparison to DPM.

Estimates of the types, numbers, or length of operation of diesel-powered construction equipment were obtained by scaling typical data from previous solar projects based on size of their electric generation potential. In CalEEMod, solar projects are not included as a specific land use type. The closest match appeared to be construction of a light industrial facility. However, not all of the construction activities included in that land use type are applicable to construction of a solar power facility. The generic emission estimates from such non-applicable activities were zeroed out for the emission estimate obtained from CalEEMod and used in the present HRA. Construction activities from the light industrial category that were carried forward in the CalEEMod analysis were modified based on the scaled diesel-powered construction equipment type, number, and duration of use.

### 3.2.1 Emissions Analysis

Construction and operation phase emissions were obtained from the Air Quality and Greenhouse Gas Analysis Report for the Proposed Raceway Solar Project (E & E 2018). The document presented construction and operation phase emission calculations obtained from running the CalEEMod software. Only the mitigated on-site DPM emissions were needed to analyze health risk impacts for the Project. Off-site emissions and fugitive emissions, such as dust generated from vehicle trips, were assumed not to contribute to health risk impacts and were excluded from the HRA calculations.

*Construction:* Construction emissions from the Project would be temporary, would represent a small fraction of the regional emission inventory, and would be less than the significance thresholds except for fugitive dust PM<sub>10</sub>. For pollutants emitted below significance thresholds, construction emissions would not conflict with or obstruct applicable air quality plans. Emissions of fugitive dust PM<sub>10</sub> would be temporary and would cease after completion of construction.

*Mitigation of Construction Emissions:* Mitigation measures applied in the CalEEMod analysis included watering the construction site up to 3 times daily, unpaved area travel would operate with a speed limit of

15 miles per hour to limit resuspension of dust into the air, and a dust suppressant/stabilizer could be used on unpaved areas to reduce emissions of fugitive dust PM<sub>10</sub>. Emissions from construction of the Project would not conflict with or obstruct implementation of the applicable air quality plans due to the remote location of the project, the temporary nature of the fugitive dust emissions, and the large area over which the emissions would be distributed.

*Operation/Maintenance:* Operation and maintenance-related emissions from the Project would be less than the significance thresholds. Impacts under this criterion associated with the Project components constructed and operated in the Eastern Kern Air Pollution Control District (EKAPCD) would be less than significant.

*Decommissioning:* Decommissioning activities are generally similar to, and often smaller in scope than, construction. Therefore, assuming that decommissioning emissions would be similar to construction emissions represents a conservative assumption. With decommissioning emissions projected to be below EKAPCD significance thresholds, decommissioning of the Project would not conflict with or obstruct implementation of an applicable air quality plan, and the Project's decommissioning impact would also be less than significant.

The on-site mitigated DPM emissions were compiled from CalEEMod data and are presented in Tables 4 and 5, below.

**Table 4 Construction Phase On-Site Mitigated Diesel Exhaust Particulate Matter Emissions**

Construction Phase	2019 On-site Exhaust (tpy)	2020 On-site Exhaust (tpy)	Total On-Site Exhaust (tpy)
Site Preparation	0.16	0.0	0.16
Grading	0.16	0.0	0.16
Structural & Solar Module Install	0.47	0.38	0.85
<b>Total (tpy):</b>	<b>0.79</b>	<b>0.38</b>	<b>1.17</b>
<b>Total (g/s):</b>	<b>2.3E-02</b>	<b>1.1E-02</b>	<b>3.4E-02</b>

Key:

g/s = grams per second

tpy = tons per year

**Table 5 Operation Phase On-Site Mitigated Diesel Exhaust Particulate Matter Emissions**

Operation Phase	On-Site Exhaust (tpy)
Energy	0
Area	0
Water	0
Waste	0
Panel Washing	0.017
<b>Total (tpy):</b>	<b>0.017</b>
<b>Total (g/s):</b>	<b>4.9E-04</b>

Key:

g/s = grams per second

tpy = tons per year

### 3.3 Sensitive Receptor Locations

As shown in Figure 2, a number of residential properties are located around the perimeters of the seven Project sites. Fifty-three of these, located along all sides of the Project sites, were selected for evaluation. Project emission sources consist of diesel-powered vehicles and equipment that would be used during the construction and operation phases of the Project. These sources are mobile and are expected to operate throughout the Project area. Therefore, the emissions from these sources have been modelled as area sources. That being so, the modelled off-site air concentrations along the perimeters of the Project areas are not expected to vary significantly over short distances. The 53 residential properties are expected to provide sufficient receptor density to be representative of other nearby and adjacent residences that were not selected for explicit evaluation.

In addition to the residential receptor locations, two schools located in the general vicinity of the Project were identified and selected for evaluation. These are Tropico Middle School, located 1.7 miles northeast of the northeastern corner of Site 6, and Westpark Elementary School, located 2.64 miles northeast of the northeastern corner of Site 7 (see Figure 2). Potential health impacts at these locations also have been evaluated.

The receptor locations evaluated are listed in Table 8, the overall summary table provided in Chapter 6.

### 3.4 Dispersion Model Results

Figure A-1 in Attachment A illustrates the dispersion factor isopleths that resulted from the AERMOD model run. The highest of the annual dispersion factor ( $X/Q$ ) impacts modelled for each receptor site from each of the five modelled years was used for the cancer and non-cancer risk calculations discussed in the next section.



## 4.1 Toxicity Values for Each Toxic Air Contaminant Emitted

Toxicity values for DPM are shown in Table 6. DPM does not have acute or 8-hour inhalation toxicity values, and the only target organ for this substance is the respiratory tract.

**Table 6 Risk Assessment Health Values<sup>(a)</sup> for Toxic Substances Emitted by the Project**

Sub- stance	CAS Number	Exposure Pathway	Noncancer Effects		Cancer Risk			
			Chronic Inhalation REL ( $\mu\text{g}/\text{m}^3$ )	Date Value Re- viewed	Inhalation Unit Risk ( $\mu\text{g}/\text{m}^3$ ) <sup>-1</sup>	Inhalation Cancer Potency Factor - SFI ( $\text{mg}/\text{kg}\cdot\text{day}$ ) <sup>-1</sup>	Date Value Re- viewed	Molecular Weight Adjust- ment Factor
Diesel Particulate Matter (DPM)	9901 <sup>(b)</sup>	Inhalation	5.00E+00	Aug-98	3.00E-04	1.10E+00	Aug-98	1

Notes:

a) Source: Consolidated Table of OEHHA/ARB Approved Risk Assessment Health Values (OEHHA 2017)

b) CAS: For chemical groupings and mixtures where a CAS number is not applicable, the 4-digit code used in the Air Toxics "Hot Spots" Emission Inventory Criteria and Guidelines (EICG) Report (CARB 1997) is listed.

Key:

( $\mu\text{g}/\text{m}^3$ )<sup>-1</sup> = reciprocal micrograms per cubic meter

( $\text{mg}/\text{kg}\cdot\text{day}$ )<sup>-1</sup> = reciprocal milligrams per kilogram - day

$\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

ARB = Air Resources Board

CAS = Chemical Abstract Service

OEHHA = Office of Environmental Health Hazard Assessment

REL = Relative Exposure Level

SFI = Slope Factor Inhalation

## **5.1 General Assumptions**

Cancer risk is quantified over a conservative “lifetime” exposure period, assumed to be continuous (24 hour per day) exposure over 70 years for a sensitive receptor (CAPCOA 2009). The Project construction phase is expected to last approximately 10 to 12 months, and the operation phase, though the expected “lifetime” of the Project is approximately 35 years, is assumed to encompass the remaining 69 years of a “lifetime” for the sensitive receptors per CAPCOA’s (2009) Technical Modeling and Risk Assessment Guidance, baseline assumption.

## **5.2 Cancer and Non-Cancer Health Risk Calculations**

Cancer and chronic non-cancer risk impacts were calculated and compared to the significance thresholds, which are 10 in one million ( $10^{-5}$ ) for cancer risk and 1.0 for the Chronic Hazard Index. These thresholds meet the District health risk public notification thresholds adopted by the Kern County APCD Board (Kern County 2006). Diesel exhaust does not have an Acute Relative Exposure Level (REL) and was not analyzed for acute impacts.

Maximum Individual Cancer Risk and chronic impacts were calculated following the San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts dated March 19, 2015 (SJVAPCD 2015), which documents procedures accepted by EKAPCD. The CAPCOA methodology has been used, and has been accepted by EKAPCD for a number of years and has been used in recent HRAs for similar commercial solar energy projects of similar scope in Kern County (Bluescape Environmental 2015, 2016). Since the estimated cancer risks and noncancer hazards obtained using the CAPCOA methodology are all well below the Thresholds of Significance, this method has been deemed suitable.

The total emission rates for the Project’s construction and operation phases (Tables 4 and 5) were used with the maximum-modeled X/Q from each receptor location to calculate the maximum combined risk from the Project.

The formulas for HRA calculations are as follows:

### **5.2.1 Toxic Air Contaminant (DPM) Concentration in Air at Receptor Locations**

$$C_{DPM,i} = Q_{yr} * (X/Q)_i$$

Where:

$C_{DPM,i}$  = Concentration of DPM in air at location i

$Q_{yr}$  = Mass of DPM released per year (Tons/year converted to g/s)

$(X/Q)_i$  = Annual Dispersion Factor for location i ( $\mu\text{g}/\text{m}^3$ )/(g/s)

### **5.2.2 Cancer Risk Assessment Procedure for Inhalation Only Pathway Pollutants**

$$\text{Cancer Risk} = S_{\text{DPM}} * C_{\text{DPM},i} * \text{DBR} * A * \text{EF} * \text{ED} * 10^{-6} / \text{AT}$$

Where:

$S_{\text{DPM}}$  = Slope Factor for DPM

$C_{\text{DPM},i}$  = Concentration of DPM in air at location i

DBR = Daily Breathing Rate:

Residential Receptors = 302 L/kg-day (default 80th %ile) = 393 L/kg-day (95th %ile)

Worker Receptors = 149 L/kg-day

A = Inhalation Absorption Rate = 1

EF = Exposure Frequency:

Residential Receptors = 350 days

Worker Receptors = 245 days

ED = Exposure Duration:

Construction Phase = 1 year

Operation Phase = 69 years

AT = Averaging Time = 25,550 days

### 5.2.3 Chronic Noncancer Health Impacts

$$\text{Hazard Quotient} = C_{ij} / \text{REL}_i$$

Where:

$C_{\text{DPM},i}$  = Concentration of DPM in the air at location i

$\text{REL}_{\text{DPM}}$  = Chronic noncancer Reference Exposure Level for DPM

### 5.2.4 Exposure Factor Values

The exposure factor values used in the exposure, risk and hazard calculations are shown in Table 7

**Table 7 Exposure Factor Values**

Parameter	Symbol	Units	Residents		Schools	
			Value	Source	Value	Source
Chemical Concentration in Air	Ca	$\mu\text{g}/\text{m}^3$	Location specific	Calculated	Location specific	Calculated
Exposure Frequency	EF	days/year	350	See note (a)	245	See notes (a,c)
Exposure Duration	ED	years				
Construction			1	See note (a)	1	See note (a)
Operation			69	See note (a)	69	See note (a)
Daily Breathing Rate	DBR	L/kg-day	302	See note (b)	149	See note (c)
Inhalation Absorption Rate	A	unitless	1	See note (a)	1	See note (a)
Averaging Time	AT	days/year	25,550	See note (d)	25,550	See note (d)

Notes:

(a) CAPCOA 2009, Chapter 8.

(b) Default 80th percentile

(c) Assumes exposure 8 hours/day

(d) Assumes a 70-year lifetime

Key:

$\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

L/kg-day = liters per kilogram - day

## 5.2.5 Cancer Risk and Noncancer Hazard Index Estimates

The detailed computations for each receptor location are provided in Table A-1 in Attachment A. The results are summarized in Table 8. As these tables show, neither the estimated maximum cancer risk nor the maximum chronic noncancer hazard index exceeds the Facility Significance Threshold at any of the sensitive receptor locations—nearby residences or schools—evaluated. These results are also believed to be representative for other adjacent or nearby locations in the vicinity of the proposed Project.

Maps showing isopleth lines for estimated residential cancer risks and noncancer hazards from DPM estimated to be released during the construction and operation of the Project are shown in Figures A-2 (cancer) and A-3 (noncancer), included in Attachment A.

Contouring was performed in ArcGIS using the following options:

Method: Ordinary Kriging

Semivariogram model: Spherical

Search Radius: Variable

Number of Points: 12

This HRA concludes that, using very conservative assumptions, the maximum cancer risks at Sensitive Receptors 1 through 55 (53 residences and two schools) are significantly less than the EKAPCD CEQA significance threshold of 10 in one million over a 70-year period, and the corresponding Chronic Hazard Index values are well below the significance threshold of 1.0. For the purpose of this Project, health risk impacts are demonstrated not to be significant under the EKAPCD CEQA significance thresholds. The Project is not expected to cause adverse health effects.

**Table 8 Dispersion Factors, Cancer Risk and Noncancer Hazard Estimates for Sensitive Receptor Locations near the Raceway Solar Project**

Receptor	Location (UTM meters)		Annual Dispersion Factor - X/Q ( $\mu\text{g}/\text{m}^3$ )/(g/s)	Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	Easting	Northing			
Residence 1	381950	3856103	0.38832	1.19E-07	2.68E-03
Residence 2	381960	3855941	0.41503	1.27E-07	2.86E-03
Residence 3	382879	3855498	0.94179	2.89E-07	6.50E-03
Residence 4	382020	3854426	0.24879	7.62E-08	1.72E-03
Residence 5	383643	3854602	0.90401	2.77E-07	6.23E-03
Residence 6	383648	3854874	0.98524	3.02E-07	6.79E-03
Residence 7	383646	3855000	0.98571	3.02E-07	6.80E-03
Residence 8	383638	3855082	0.99556	3.05E-07	6.87E-03
Residence 9	383636	3855199	0.96476	2.96E-07	6.65E-03
Residence 10	383653	3855283	0.87033	2.67E-07	6.00E-03
Residence 11	384230	3855478	1.22852	3.76E-07	8.47E-03
Residence 12	384329	3855490	1.18587	3.63E-07	8.18E-03
Residence 13	384938	3855531	0.86334	2.65E-07	5.95E-03
Residence 14	384973	3855753	1.06298	3.26E-07	7.33E-03
Residence 15	385574	3857504	0.33111	1.01E-07	2.28E-03
Residence 16	385662	3857168	0.37052	1.14E-07	2.56E-03
Residence 17	383571	3855815	0.6808	2.09E-07	4.70E-03
Residence 18	383639	3856259	0.97244	2.98E-07	6.71E-03
Residence 19	383856	3856252	0.80865	2.48E-07	5.58E-03
Residence 20	383940	3856250	0.78801	2.41E-07	5.43E-03
Residence 21	384338	3856261	0.83888	2.57E-07	5.79E-03
Residence 22	384183	3856466	0.58709	1.80E-07	4.05E-03
Residence 23	384184	3856400	0.61448	1.88E-07	4.24E-03
Residence 24	383646	3856808	1.00437	3.08E-07	6.93E-03
Residence 25	383760	3857509	0.50885	1.56E-07	3.51E-03
Residence 26	383768	3857680	0.39717	1.22E-07	2.74E-03

**Table 8 Dispersion Factors, Cancer Risk and Noncancer Hazard Estimates for Sensitive Receptor Locations near the Raceway Solar Project**

Receptor	Location (UTM meters)		Annual Dispersion Factor - X/Q ( $\mu\text{g}/\text{m}^3$ )/(g/s)	Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	Easting	Northing			
Residence 27	383661	3857785	0.44482	1.36E-07	3.07E-03
Residence 28	383071	3858084	0.14743	4.52E-08	1.02E-03
Residence 29	383112	3858091	0.15052	4.61E-08	1.04E-03
Residence 30	383161	3858084	0.15962	4.89E-08	1.10E-03
Residence 31	385766	3854557	0.39318	1.20E-07	2.71E-03
Residence 32	385873	3854549	0.4415	1.35E-07	3.04E-03
Residence 33	385875	3854445	0.44135	1.35E-07	3.04E-03
Residence 34	385959	3854166	0.5278	1.62E-07	3.64E-03
Residence 35	385960	3853968	0.5126	1.57E-07	3.54E-03
Residence 36	385972	3853851	0.51042	1.56E-07	3.52E-03
Residence 37	386149	3853746	0.63653	1.95E-07	4.39E-03
Residence 38	386861	3854664	0.90101	2.76E-07	6.21E-03
Residence 39	386848	3855128	0.76596	2.35E-07	5.28E-03
Residence 40	386855	3855348	0.51455	1.58E-07	3.55E-03
Residence 41	386850	3855262	0.64247	1.97E-07	4.43E-03
Residence 42	384491	3855396	1.0273	3.15E-07	7.08E-03
Residence 43	385956	3855860	0.36029	1.10E-07	2.48E-03
Residence 44	385985	3856777	0.29194	8.94E-08	2.01E-03
Residence 45	385792	3856987	0.33811	1.04E-07	2.33E-03
Residence 46	386062	3858266	0.11614	3.56E-08	8.01E-04
Residence 47	385977	3858705	0.09251	2.83E-08	6.38E-04
Residence 48	386192	3856246	0.27646	8.47E-08	1.91E-03
Residence 49	385292	3855101	0.45004	1.38E-07	3.10E-03
Residence 50	387679	3854255	0.25275	7.74E-08	1.74E-03
Residence 51	382758	3858440	0.05989	1.83E-08	4.13E-04
Residence 52	382070	3858340	0.04028	1.23E-08	2.78E-04
Residence 53	381133	3858126	0.02534	7.76E-09	1.75E-04
Tropico Middle School	387739	3858928	0.05171	5.47E-09	3.57E-04
Westpark Elementary School	390706	3857065	0.04001	4.23E-09	2.76E-04

Key:

( $\mu\text{g}/\text{m}^3$ )/(g/s) = (micrograms per cubic meter) per (grams per second)

UTM = Universal Transverse Mercator

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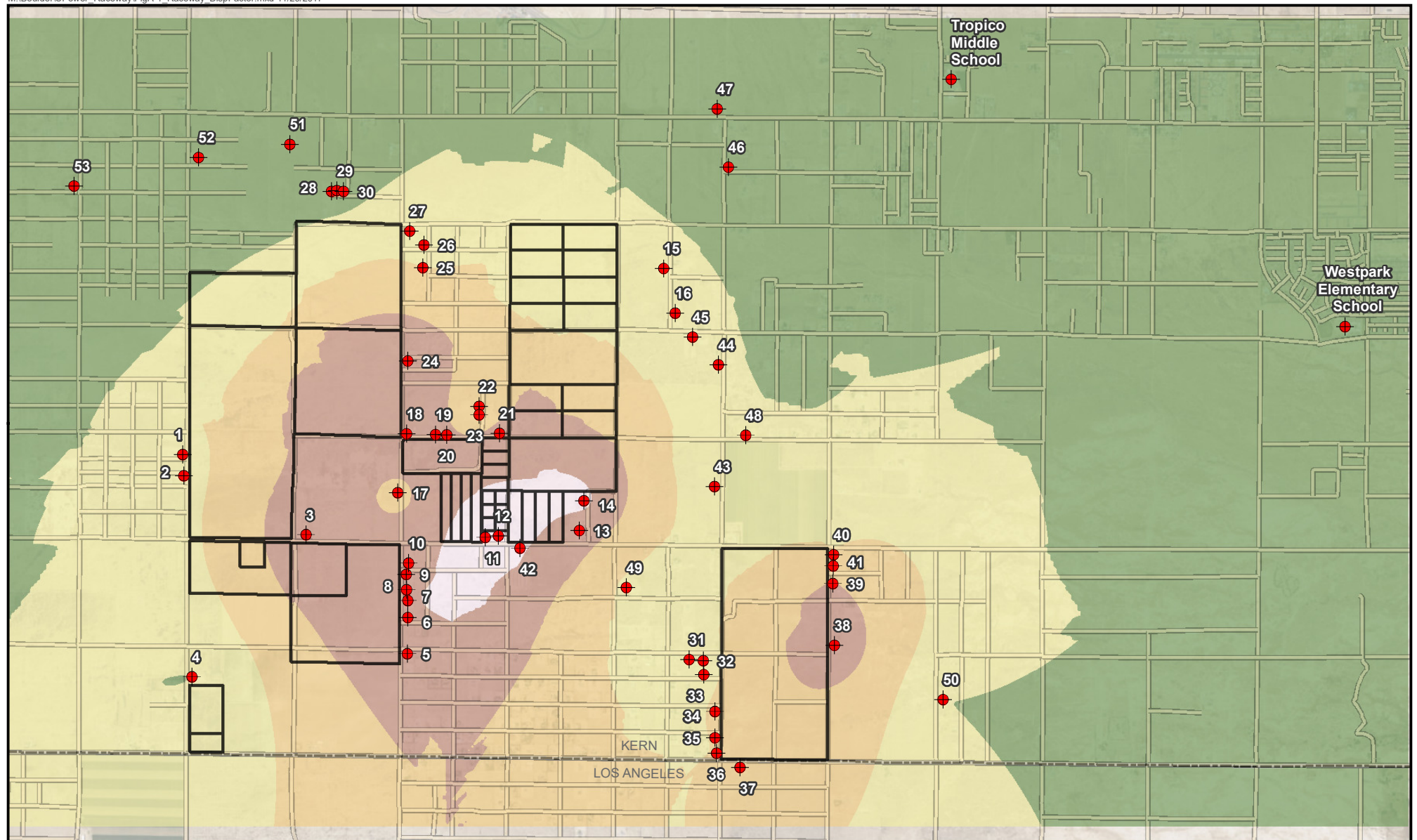
SJVAPCD (San Joaquin Valley Air Pollution Control District). 2015. Guidance for Assessing and Mitigating Air Quality Impacts. March 19, 2015.



**Attachment A**

**Detailed Calculations by Location and Contour Plots**

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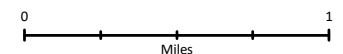
Data Sources: NAIP Aerial Base

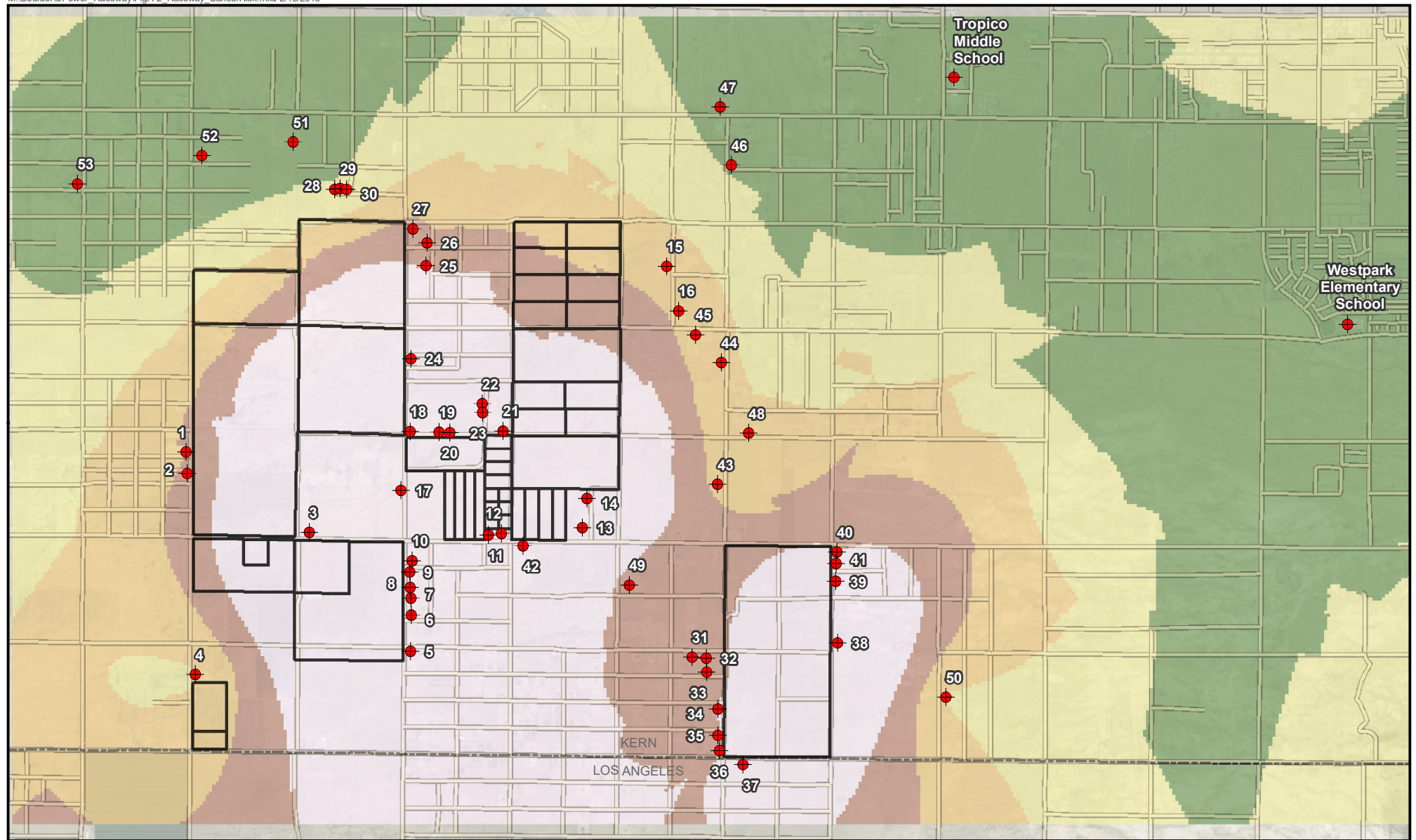
- ◆ Sensitive Receptor
- Raceway Solar Sites
- Roads

**Dispersion Factor ( $\mu\text{g}/\text{m}^3$ )/(g/s)**

- 0.025 - 0.25
- 0.25 - 0.5
- 0.5 - 0.75
- 0.75 - 1.0
- 1.0 - 1.23

Figure A-1  
Raceway Solar Project  
Health Risk Assessment  
Dispersion Factor Contours  
Los Angeles and Kern Counties,  
California  
sPower



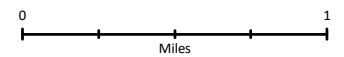


- Sensitive Receptor
- Raceway Solar Sites
- Roads

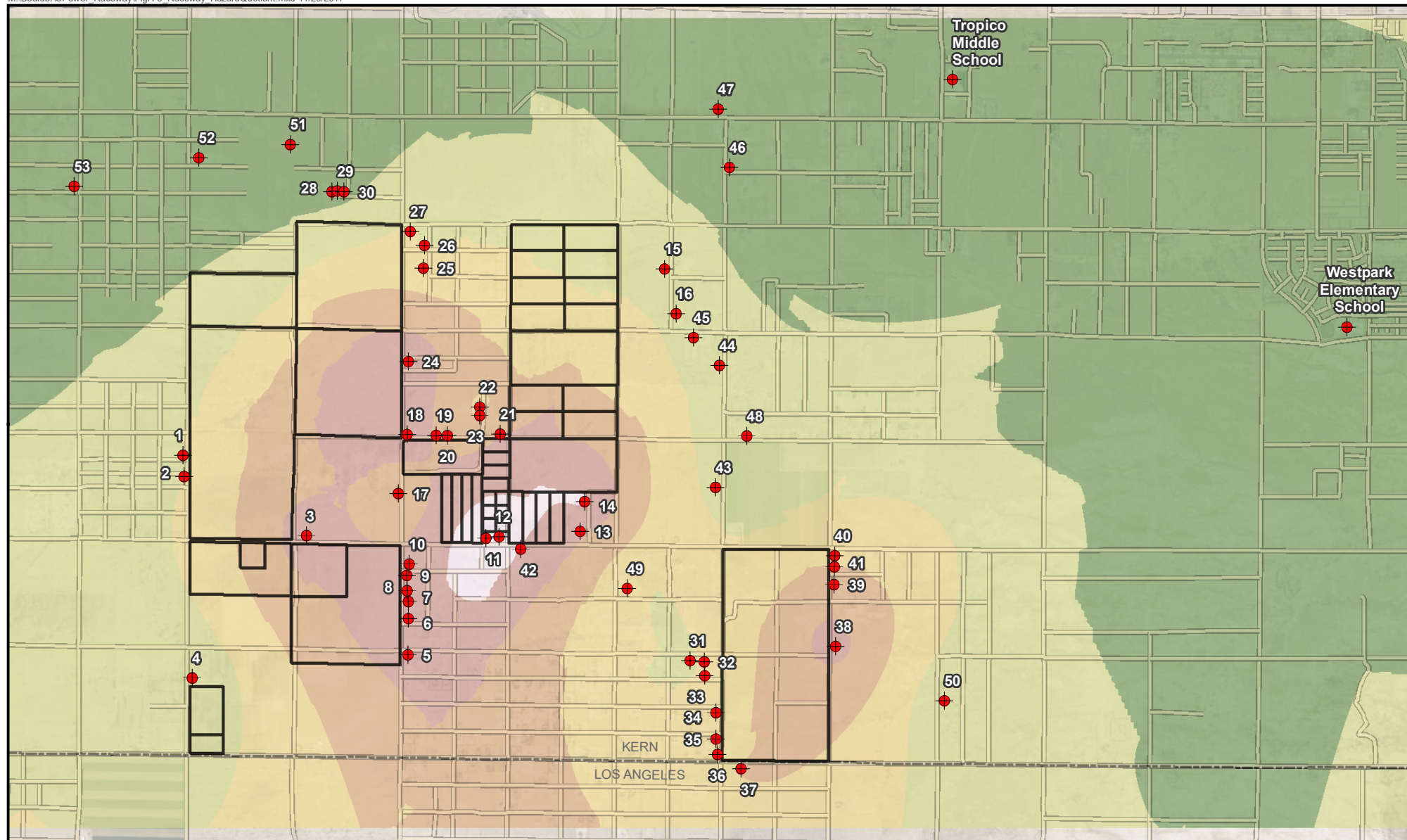
**Maximum Individual Cancer Risk**

- 2.0e-9 - 4.0e-8
- 4.0e-8 - 8.0e-8
- 8.0e-8 - 1.2e-7
- 1.2e-7 - 1.6e-7
- 1.6e-7 - 2.01e-7

**Figure A-2**  
**Raceway Solar Project**  
**Health Risk Assessment**  
**Maximum Individual Cancer Risk**  
 Los Angeles and Kern Counties,  
 California  
 sPower







Data Sources: NAIP Aerial Base

- ◆ Sensitive Receptor
- Raceway Solar Sites
- Roads

#### Hazard Quotient/Index

- 1.8e-4 - 1.5e-3
- 1.5e-3 - 3.0e-3
- 3.0e-3 - 4.5e-3
- 4.5e-3 - 6.0e-3
- 6.0e-3 - 7.5e-3
- 7.5e-3 - 8.84e-3

Figure A-3  
Raceway Solar Project  
Health Risk Assessment  
Hazard Quotient/Index  
Los Angeles and Kern Counties,  
California  
sPower







Receptor	Receptor Location		Annual Dispersion	DPM Toxicity Values		Project Phase	DPM Released		Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	(UTM meters)		Factor - X/Q	SFI	Chronic REL		Qyr	Qs		
	Easting	Northing	(µg/m3)/(g/s)	(mg/kg-day) <sup>-1</sup>	(µg/m3)		(tons/year)	(g/s)		
Residence 9	383636	3855199	0.96476	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.49E-07	6.56E-03
						Operation	0.017	0.000483	1.46E-07	9.32E-05
						Total		2.96E-07	6.65E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 10	383653	3855283	0.87033	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.35E-07	5.92E-03
						Operation	0.017	0.000483	1.32E-07	8.41E-05
						Total		2.67E-07	6.00E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 11	384230	3855478	1.22852	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.90E-07	8.35E-03
						Operation	0.017	0.000483	1.86E-07	1.19E-04
						Total		3.76E-07	8.47E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 12	384329	3855490	1.18587	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.83E-07	8.06E-03
						Operation	0.017	0.000483	1.80E-07	1.15E-04
						Total		3.63E-07	8.18E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO

**Table A-1 Estimated Health Impacts at Sensitive Receptor Locations in the Vicinity of the proposed Raceway Solar Project**

Receptor	Receptor Location		Annual Dispersion	DPM Toxicity Values		Project Phase	DPM Released		Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	(UTM meters)		Factor - X/Q	SFI	Chronic REL		Qyr	Qs		
	Easting	Northing	(µg/m3)/(g/s)	(mg/kg-day) <sup>-1</sup>	(µg/m3)		(tons/year)	(g/s)		
Residence 13	384938	3855531	0.86334	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.34E-07	5.87E-03
						Operation	0.017	0.000483	1.31E-07	8.34E-05
						Total		2.65E-07	5.95E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 14	384973	3855753	1.06298	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.64E-07	7.23E-03
						Operation	0.017	0.000483	1.61E-07	1.03E-04
						Total		3.26E-07	7.33E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 15	385574	3857504	0.33111	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	5.12E-08	2.25E-03
						Operation	0.017	0.000483	5.02E-08	3.20E-05
						Total		1.01E-07	2.28E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 16	385662	3857168	0.37052	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	5.73E-08	2.52E-03
						Operation	0.017	0.000483	5.62E-08	3.58E-05
						Total		1.14E-07	2.56E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO





**Table A-1 Estimated Health Impacts at Sensitive Receptor Locations in the Vicinity of the proposed Raceway Solar Project**

Receptor	Receptor Location		Annual Dispersion	DPM Toxicity Values		Project Phase	DPM Released		Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	(UTM meters)		Factor - X/Q	SFI	Chronic REL		Qyr	Qs		
	Easting	Northing	(µg/m3)/(g/s)	(mg/kg-day) <sup>-1</sup>	(µg/m3)		(tons/year)	(g/s)		
Residence 21	384338	3856261	0.83888	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.30E-07	5.70E-03
						Operation	0.017	0.000483	1.27E-07	8.10E-05
						Total		2.57E-07	5.79E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO

Residence 22	384183	3856466	0.58709	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	9.08E-08	3.99E-03
						Operation	0.017	0.000483	8.90E-08	5.67E-05
						Total		1.80E-07	4.05E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO

Residence 23	384184	3856400	0.61448	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	9.51E-08	4.18E-03
						Operation	0.017	0.000483	9.32E-08	5.94E-05
						Total		1.88E-07	4.24E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO

Residence 24	383646	3856808	1.00437	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.55E-07	6.83E-03
						Operation	0.017	0.000483	1.52E-07	9.70E-05
						Total		3.08E-07	6.93E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO







Receptor	Receptor Location		Annual Dispersion	DPM Toxicity Values		Project Phase	DPM Released		Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	(UTM meters)		Factor - X/Q	SFI	Chronic REL		Qyr	Qs		
	Easting	Northing	(µg/m3)/(g/s)	(mg/kg-day) <sup>-1</sup>	(µg/m3)		(tons/year)	(g/s)		
Residence 37	386149	3853746	0.63653	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	9.85E-08	4.33E-03
						Operation	0.017	0.000483	9.65E-08	6.15E-05
						Total		1.95E-07	4.39E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 38	386861	3854664	0.90101	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.39E-07	6.13E-03
						Operation	0.017	0.000483	1.37E-07	8.70E-05
						Total		2.76E-07	6.21E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 39	386848	3855128	0.76596	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	1.19E-07	5.21E-03
						Operation	0.017	0.000483	1.16E-07	7.40E-05
						Total		2.35E-07	5.28E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Residence 40	386855	3855348	0.51455	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	7.96E-08	3.50E-03
						Operation	0.017	0.000483	7.80E-08	4.97E-05
						Total		1.58E-07	3.55E-03	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO









**Table A-1 Estimated Health Impacts at Sensitive Receptor Locations in the Vicinity of the proposed Raceway Solar Project**

Receptor	Receptor Location		Annual Dispersion	DPM Toxicity Values		Project Phase	DPM Released		Maximum Individual Cancer Risk	Noncancer Hazard Quotient/Index
	(UTM meters)		Factor - X/Q	SFI	Chronic REL		Qyr	Qs		
	Easting	Northing	(µg/m3)/(g/s)	(mg/kg-day) <sup>-1</sup>	(µg/m3)		(tons/year)	(g/s)		
Residence 53	381133	3858126	0.02534	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	3.92E-09	1.72E-04
						Operation	0.017	0.000483	3.84E-09	2.45E-06
						Total		7.76E-09	1.75E-04	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Tropico Middle School	387739	3858928	0.05171	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	2.76E-09	3.52E-04
						Operation	0.017	0.000483	2.71E-09	5.00E-06
						Total		5.47E-09	3.57E-04	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO
Westpark Elementary School	390706	3857065	0.04001	1.10E+00	5.00E+00	Construction	1.17	3.40E-02	2.14E-09	2.72E-04
						Operation	0.017	0.000483	2.10E-09	3.86E-06
						Total		4.23E-09	2.76E-04	
Significance Threshold:									1.00E-05	1
Total > Significance Threshold?									NO	NO