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Figure 2-1
Regional Vicinity
Estrella Solar Project



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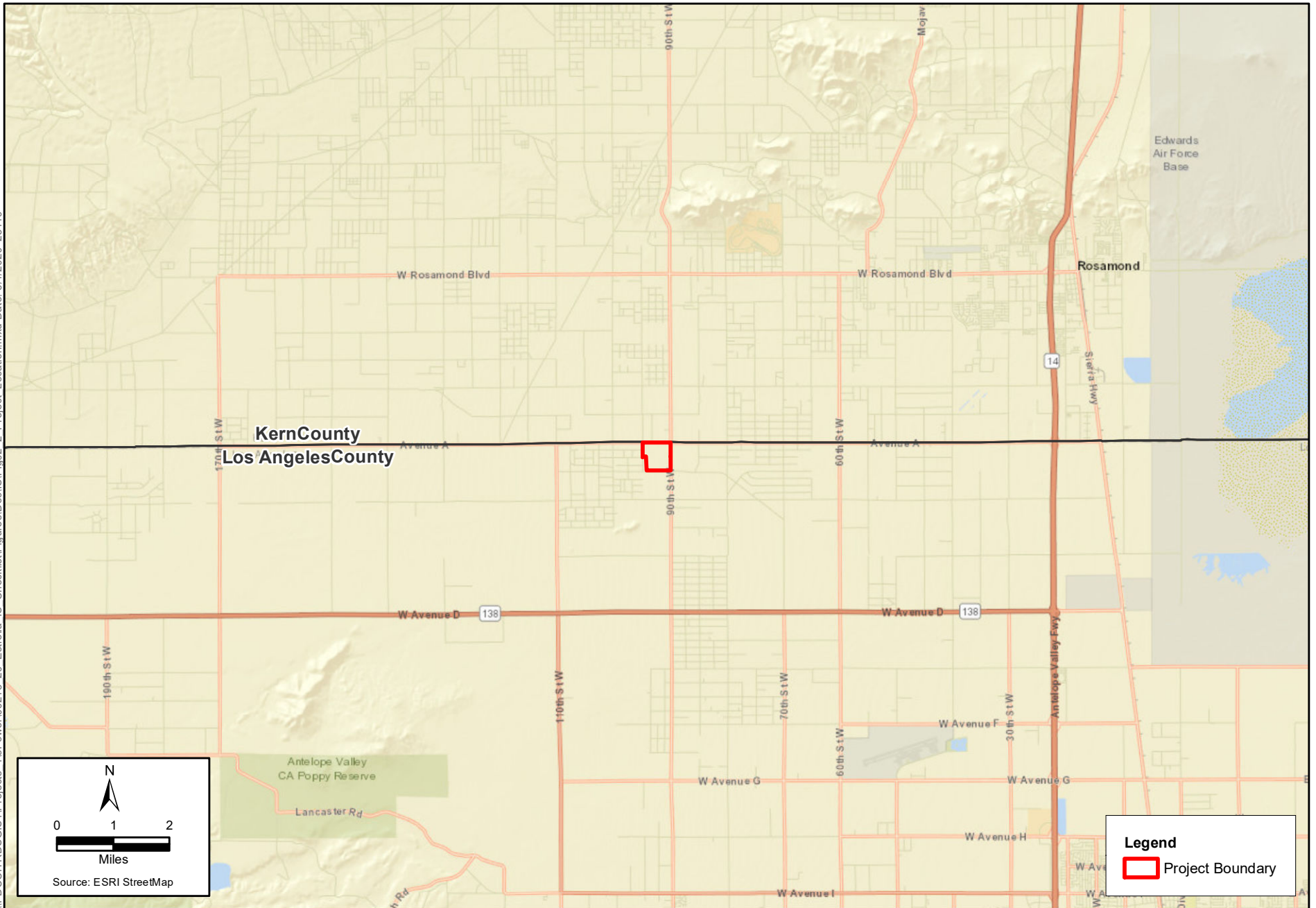


Figure 2-2
Project Location
Estrella Solar Project

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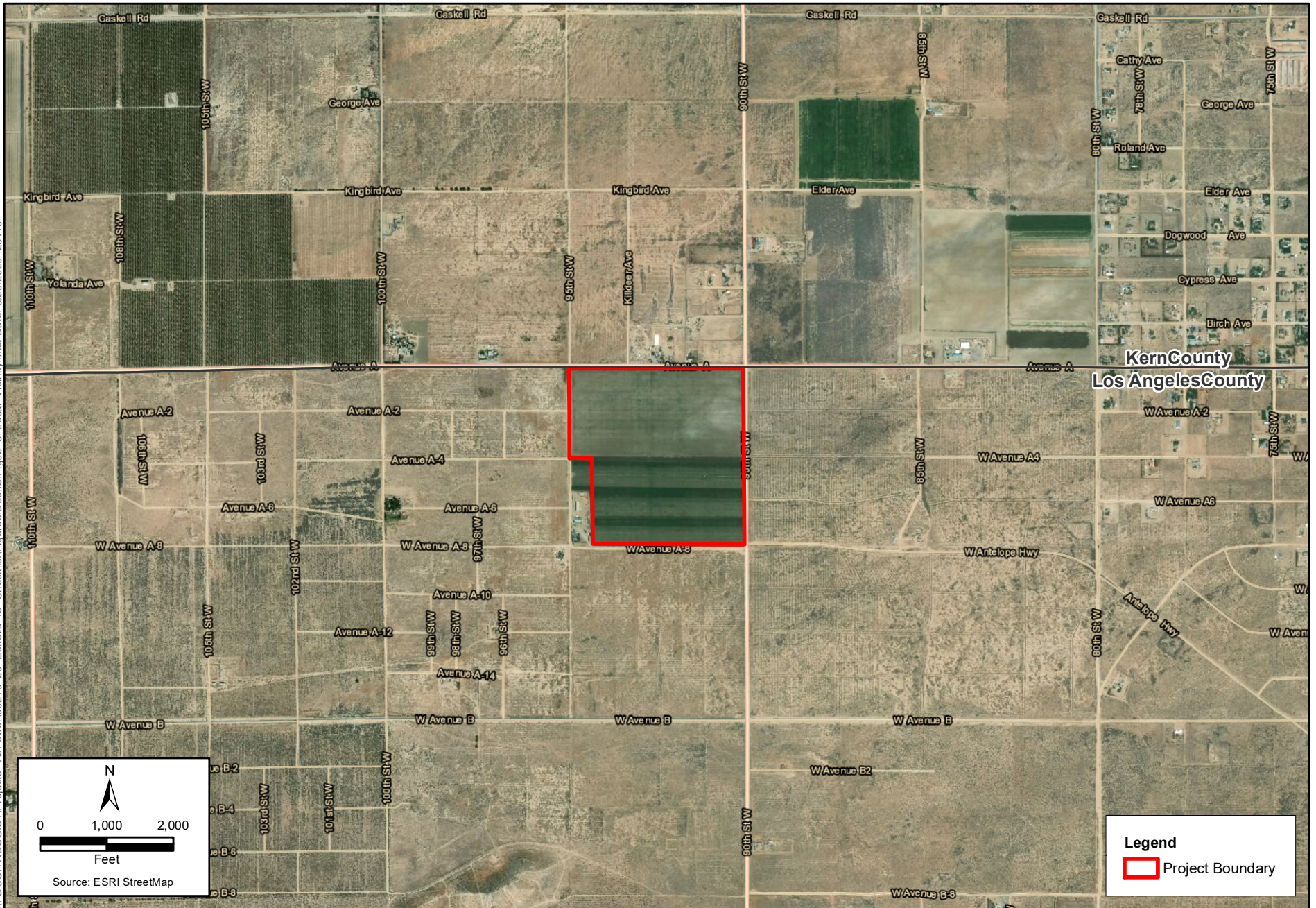


Figure 2-3
Local Vicinity
Estrella Solar Project

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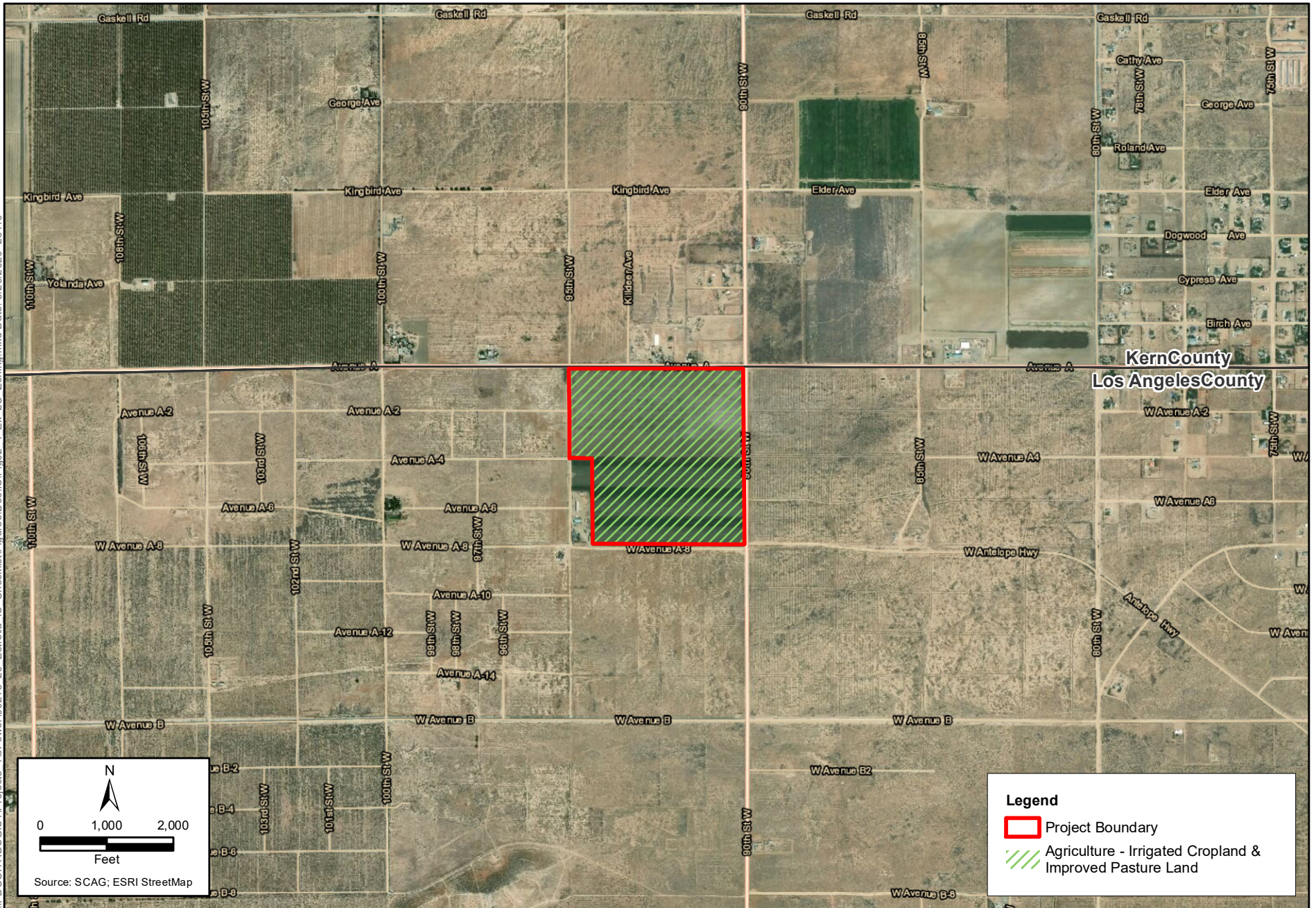


Figure 2-4
Existing Land Use and Zoning
Estrella Solar Project

CONDITIONAL USE PERMIT FOR ESTRELLA SOLAR 21 MWAC

NOTES

1. THE PROJECT IS LOCATED WITHIN FEMA, PER FEMA FLOOD INSURANCE RATE MAP NO. 0603700150F IN FLOOD ZONE "X".
- A. ZONE "X" (UNSHADED) IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
2. FIRE APPARATUS ON-SITE & OFF-SITE ACCESS ROADS SHALL BE INSTALLED PRIOR TO OCCUPANCY OR OPERATION OF THE FACILITY.
3. PORTABLE TOILETS WILL BE PROVIDED DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES. NO OTHER SANITARY FACILITIES WILL BE ON SITE.
4. INTERIOR ACCESS ROADS WILL BE 20' WIDE, COMPACTED TO THE 90% WITH MIN 32' TURNING RADIUS AT CENTERLINE. THE INNER RADIUS WILL BE MIN 22' AND THE OUTER RADIUS WILL BE MIN 42'. INTERIOR ACCESS ROADS WILL BE PROVIDED TO INVERTER/ELECTRICAL EQUIPMENT PADS AND AROUND THE PERIMETER OF THE PROJECT.
5. EXISTING GRADE (EG) CONTOURS BY UNITED ENGINEERING GROUP DATED 6/23/2020
6. GATE SETBACKS WILL BE 50' FROM EDGE OF PAVEMENT. DRIVEWAY WILL BE 24' WIDE OR GREATER AND ASPHALT PAVED WHERE CONNECTING TO AN EXISTING ASPHALT PAVED ROAD.
7. FIRE DEPARTMENT ACCESS DEVICE AND EMERGENCY CONTACT PLACARD SHALL BE LOCATED AT ALL ENTRANCE GATES.
8. THE FACILITY EMERGENCY CONTACT INFORMATION SHALL BE PROVIDED WITH EACH LIMITED ACCESS DEVICE, PER COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 5, AND SHALL BE CLEARLY INDICATED WITH AN APPROPRIATE PLACARD AT EACH INGRESS LOCATION. THE MINIMUM SIZE OF THE PLACARD SHALL BE 12 INCHES X 12 INCHES.
9. ALL LOCKING DEVICES SHALL COMPLY WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 5, COMPLIANCE FOR INSTALLATION OF EMERGENCY ACCESS DEVICES
10. NO INTERIOR GATES PERMITTED ON THE ON-SITE ACCESS ROADS
11. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO VERIFICATION DURING DETAILED DESIGN.
12. THERE MUST BE AN ACCESS ROAD AROUND THE PROJECT.
13. EACH ENTRANCE OR EXIT MUST HAVE A MINIMUM 10,000 GALLON FIRE WATER STORAGE; THIS MAY BE FULFILLED BY USING ONE OR MORE FIRE WATER TANKS OF VARIOUS SIZES SUCH AS TWO 5,000 GALLON TANKS. EACH TANK SHALL INDEPENDENTLY MEET THE REQUIREMENTS LISTED HEREIN INCLUDING BUT NOT LIMITED TO SIGNAGE, VALVES, ALARMS AND BOLLARDS.
14. WATER TANKS SHALL BE CLEARLY IDENTIFIED FOR "FIRE DEPARTMENT USE ONLY" AND BE IN COMPLIANCE WITH FIRE DEPARTMENT STANDARDS
15. TANK CONNECTIONS PER LOS ANGELES COUNTY FIRE DEPARTMENT. TANK WILL BE ACCESSIBLE FROM THE INTERIOR ACCESS ROAD ADJACENT TO THE ENTRANCE.
16. THE WATER TANKS SHALL HAVE A LOW LEVEL WATER LOCAL ALARM WHICH SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE LOW LEVEL WATER LOCAL ALARM CAN BE BATTERY OPERATED.
17. THE WATER TANK SHALL HAVE A FIRE DEPARTMENT SUPPLY OUTLET OF 2.5" IN DIAMETER FOR NATIONAL STANDARD THREADS. THE SUPPLY OUTLET IS TO BE LOCATED 14"-24" INCHES ABOVE THE FINISHED GRADE, AND IS REQUIRED TO BE PROTECTED BY APPROVED BARRICADES. IF THE OUTLET IS NOT PROVIDED DIRECTLY OFF OF THE TANK, A 6" UNDERGROUND PIPE TO A 4" UPRIGHT PIPE WITH AN OUTLET OF 2.5" WITH NATIONAL STANDARD THREADS, WHICH IS REQUIRED TO BE PROTECTED BY BARRICADES.
18. THE DEVELOPMENT FOOTPRINT IS APPROXIMATELY 136 ACRES (GROSS) AND IS ENTIRELY IN LA COUNTY.
19. A MAXIMUM 8" STANDARD SECURITY FENCE WITH WILDLIFE PASS-THRU WILL SURROUND THE SOLAR SITE. SEE DETAIL ON SHEET C-02.
20. ALL ELECTRICAL DISCONNECT LOCATIONS SHALL BE CLEARLY IDENTIFIED.
21. ALL ELECTRICAL SHALL BE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES
22. THE CLEARANCE OF VEGETATION SHALL BE IN COMPLIANCE WITH THE BRUSH CLEARANCE REGULATION AS DEFINED BY THE FIRE CODE OR AS DIRECTED BY THE FIRE OFFICIAL.
23. THE VEGETATION SHALL BE TRIMMED TO A MAXIMUM HEIGHT OF 6" WITHIN THE BOUNDARIES OF THE SOLAR ARRAY.
24. ELECTRICAL TRANSFORMER VAULTS OR STRUCTURES SHALL HAVE ALL VEGETATION CLEARED TO MINERAL SOIL FOR A DISTANCE OF 50'
25. ALL NEW FACILITIES WITHIN LOS ANGELES COUNTY JURISDICTION WILL BE UNDERGROUND WITH A FRANCHISE AGREEMENT PRIOR TO CONSTRUCTION
26. APPROPRIATE GROUND PROTECTION PRACTICE, SUCH AS CONSTRUCTION MATS, STABILIZERS, OR ESTABLISHED VEGETATION WILL BE UTILIZED FOR BOTH DUST SUPPRESSION AND TO ENSURE THAT THE VEHICLES OR MACHINERIES ARE COMPATIBLE WITH CONTINUED AND FUTURE VEGETATION GROWTH.
27. RIGHT-OF-WAY DEDICATIONS TO BE CONFIRMED BY COUNTY PLANNER; POTENTIAL PROPOSED DEDICATIONS SHALL NOT BE CONSIDERED LEGALLY BINDING; TITLE REPORTS SHALL GOVERN UNTIL DEDICATIONS ARE SPECIFICALLY REQUESTED BY THE COUNTY IN CONDITIONS OF APPROVAL OR NOTED ON PLANS AS "PROPOSED IRREVOCABLE OFFER TO DEDICATE."
28. THIS PROJECT SHALL COMPLY WITH LOS ANGELES COUNTY CODE OF ORDINANCES (ZONING CODE); ONE PROJECT IDENTIFICATION SIGN SHALL BE LOCATED AT EACH TEMPORARY OR PERMANENT INGRESS OR EGRESS POINTS. SIGNS SHALL INCLUDE OWNER AND EMERGENCY CONTACT INFORMATION. NO OTHER SIGNS SHALL BE POSTED AT THE FACILITY OTHER THAN SAFETY, DIRECTIONAL, AND WARNING SIGNS.
29. THIS PROJECT SHALL COMPLY WITH LOS ANGELES COUNTY CODE OF ORDINANCES FOR OUTDOOR LIGHTING WITHIN THE RURAL OUTDOOR LIGHTING DISTRICT, WHICH IS LIMITED TO THAT REQUIRED FOR SAFETY AND SECURITY. SHALL BE SHIELDED AND DIRECTED DOWNWARD TO AVOID LIGHT TRESPASS AND SHALL INCLUDE: I. MOTION SENSORS FOR ENTRY-LIGHTING TO THE ON-SITE EQUIPMENT, STRUCTURES, AND BUILDINGS; AND II. LIGHT-SENSOR OR MOTION-SENSOR LIGHTING FOR MAIN ACCESS GATE, OPERATIONS AND MAINTENANCE BUILDING DOORWAYS, AND ANY PARKING AREAS OF FACILITIES WITH OPERATION AND MAINTENANCE BUILDINGS.
30. THIS PROJECT SHALL COMPLY WITH LOS ANGELES COUNTY CODE OF ORDINANCES CHAPTER 22.140.510 - RENEWABLE ENERGY, §1600.
31. EXISTING ROAD RIGHT-OF-WAY DIMENSIONS ARE BASED ON LA COUNTY ASSESSOR MAP DATA.
32. IT IS ANTICIPATED THAT 53 ACRE-FEET OF WATER WILL BE REQUIRED FOR CONSTRUCTION.

BENCHMARK NOTE

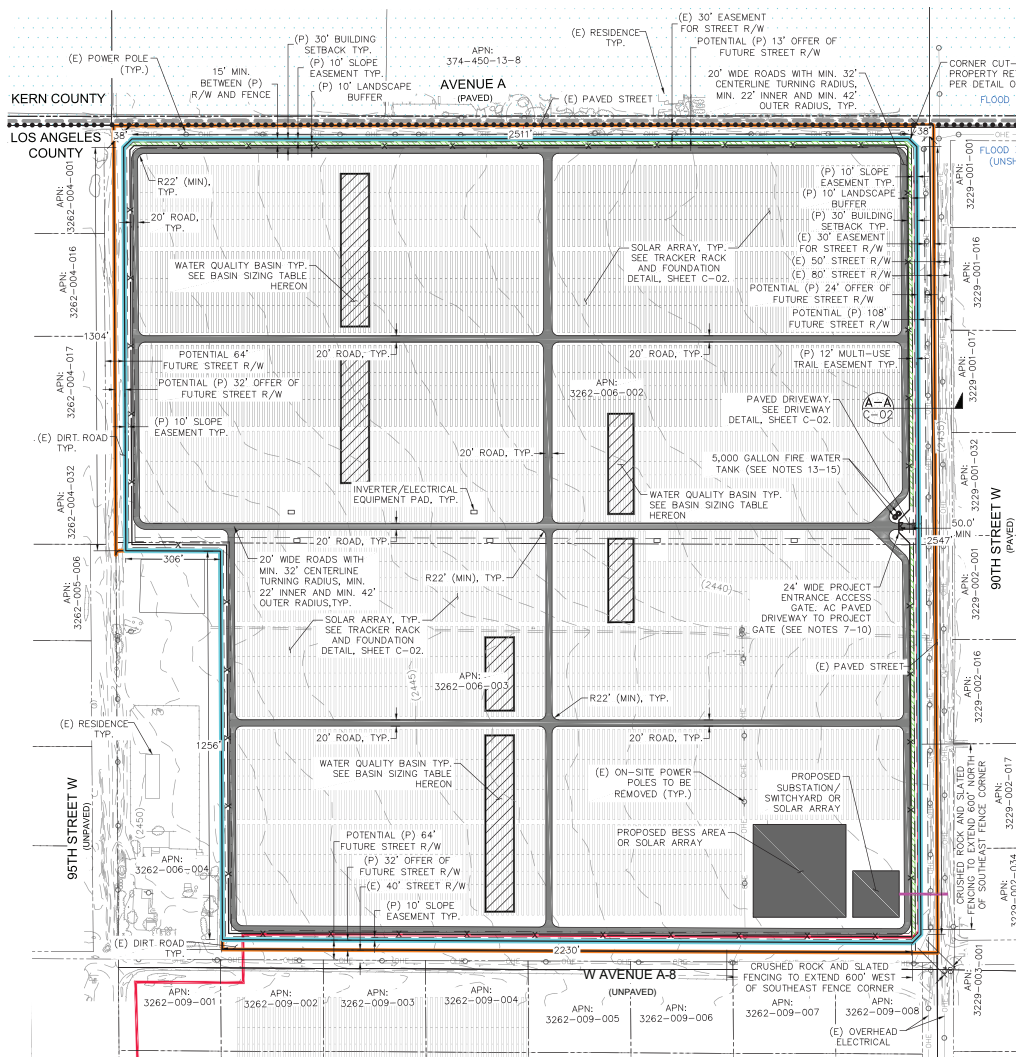
LOS ANGELES COUNTY PUBLIC WORKS
BENCHMARK NO. TL6423
DESCRIPTION: L&LA CO BM TAG IN NW COR CONC MAIL BOX PAD AT SE COR AVE A & 90 ST W, 27.2 FT S/O & 61.4 FT E/O C/A INT.
ELEVATION: 2434.528

ESTIMATED EARTHWORK QUANTITIES

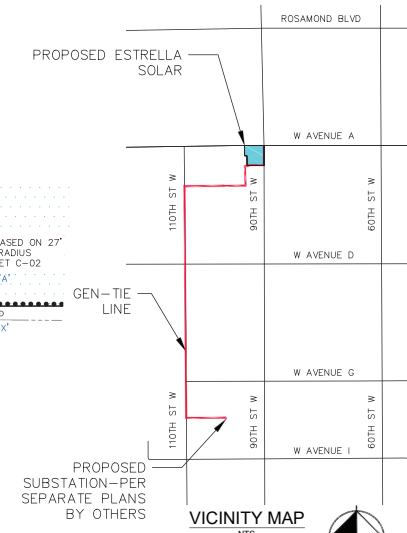
DESCRIPTION	CUT (CY)	FILL (CY)	NET
BASINS	15.235	15.235	0 CY
GENERAL GRADING	5.000	5.000	--
ROAD OVER EXCAVATION	15.550	15.550	--
TOTALS*	35.775	35.775	0 CY

* OVEREXCAVATION IS LIMITED TO GENERIC ROAD CONSTRUCTION (1'-FOOT SCARIFICATION AND RECOMPACTION). SEE RETENTION BASING SIZING TABLE BELOW FOR BASIN EARTHWORK BREAKDOWN. NO IMPORT OR EXPORT OF EARTHWORK IS ANTICIPATED; TO BE BALANCED ON-SITE WITH EXCEPTION OF BASE COURSE FOR PAVED DRIVEWAYS.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF BUILDING PADS, EQUIPMENT PADS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES. INFORMATION LISTED ABOVE ARE PRELIMINARY ESTIMATES; FINAL LOCATIONS AND QUANTITIES DEPENDENT ON FINAL ENGINEERING DESIGN LAYOUT.



RETENTION BASIN SIZING TABLE

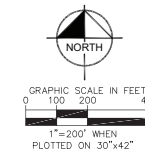


LEGEND

- PROJECT BOUNDARY/PROPOSED OFFER TO DEDICATE
- GEN-TIE LINE OPTION 1
- GEN-TIE LINE OPTION 2
- EXISTING PROPERTY LINE
- EASEMENT LINE
- FEMA FLOOD ZONE LINE
- PARCEL LINES
- ROAD CENTERLINE
- BUILDING SETBACK LINE
- COUNTY LIMIT
- OVERHEAD ELECTRIC LINE
- EXISTING GRADE CONTOUR (SEE NOTE 5)
- 2700
- PROPOSED GRADE CONTOUR (IN PROGRESS)
- LIMIT OF PROPOSED GRADING
- (P) SLOPE EASEMENT
- CHAIN LINK SECURITY FENCE WITH 3 STRAND BARBED WIRE AND WILD LIFE PASS-THRU (SEE NOTE 19)
- PROPOSED ACCESS ROAD (SEE NOTE 4)
- PROPOSED 10' LANDSCAPE BUFFER
- PROPOSED WATER QUALITY BASIN WITH CORRESPONDING DRAINAGE AREA LABEL; SEE ONSITE AND OFFSITE DRAINAGE REPORT - IN PROGRESS
- INVERTER
- FIRE WATER TANK (SEE NOTES 13-15)
- SCE POWER POLE
- PAVED DRIVEWAY
- FLOODZONE X (SHADED)
- FLOODZONE A (SHADED)
- SOLAR ARRAY

ABBREVIATIONS

- AC - ASPHALT CONCRETE
- ALTA - AMERICAN LAND TITLE ASSOCIATION
- APN - ASSESSOR'S PARCEL NUMBER
- ASTM - INTERNATIONAL ASSOCIATION FOR TESTING AND MATERIALS
- C/L - CENTERLINE
- CY - CUBIC YARDS
- DIA - DIAMETER
- EG - EXISTING GRADE
- ELEV. - ELEVATION
- EXIST. - EXISTING
- (F) - FUTURE
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FG - FINISHED GROUND
- FT - FEET
- GA - GAGE
- L - LENGTH
- LS - LANDSCAPE
- MAX - MAXIMUM
- M - MAINTENANCE
- MIN - MINIMUM
- NTS - NOT TO SCALE
- O.C. - ON CENTER
- P.I.P. - PROJECT IN PLACE
- P/L - PROPERTY LINE
- (P) - PROPOSED
- R - RADIUS
- R/W - RIGHT-OF-WAY
- STA - STATION
- STDS - STANDARDS
- TBD - TO BE DETERMINED
- TYP. - TYPICAL



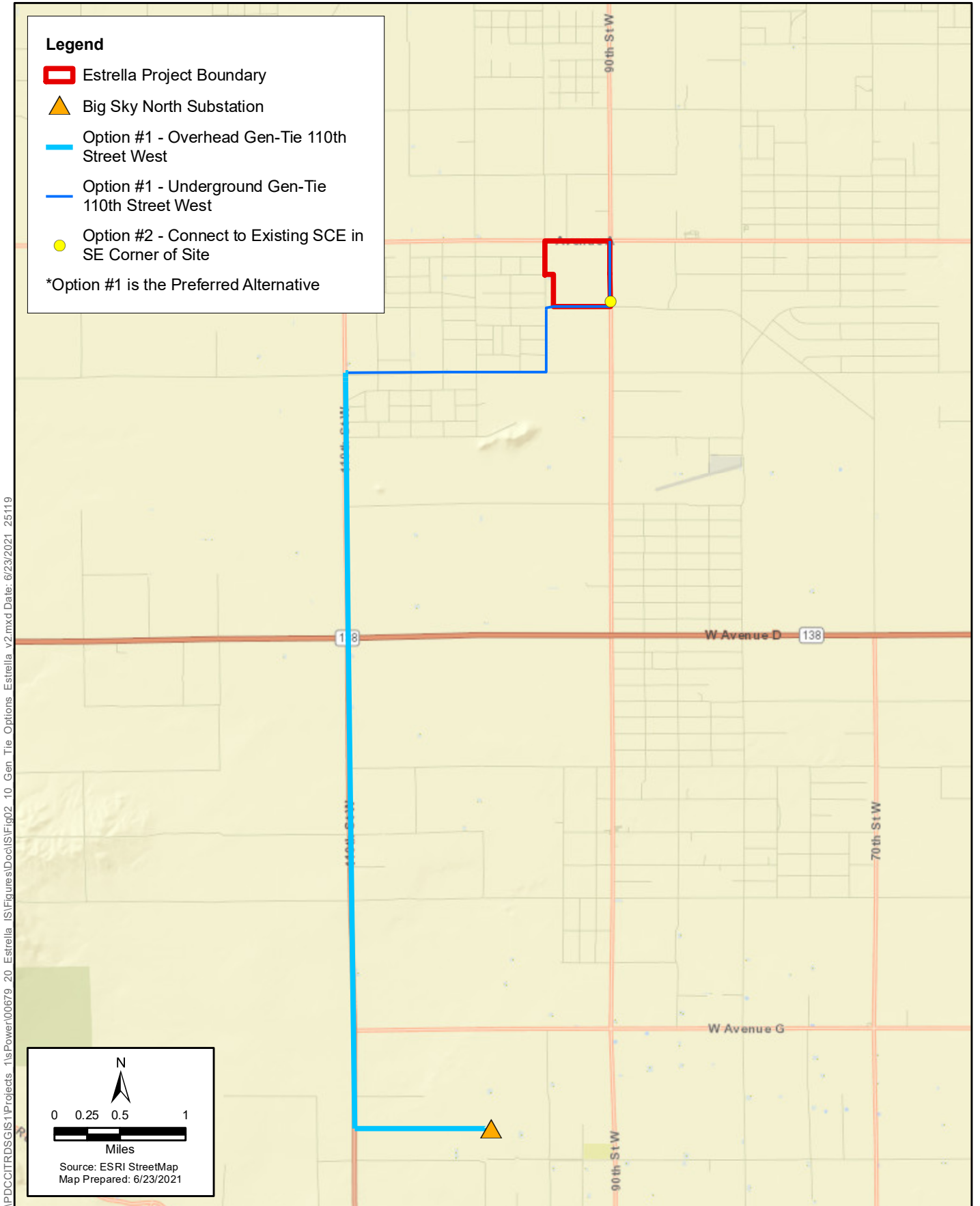


Figure 2-10
Gen-Tie Options
Estrella Solar Project

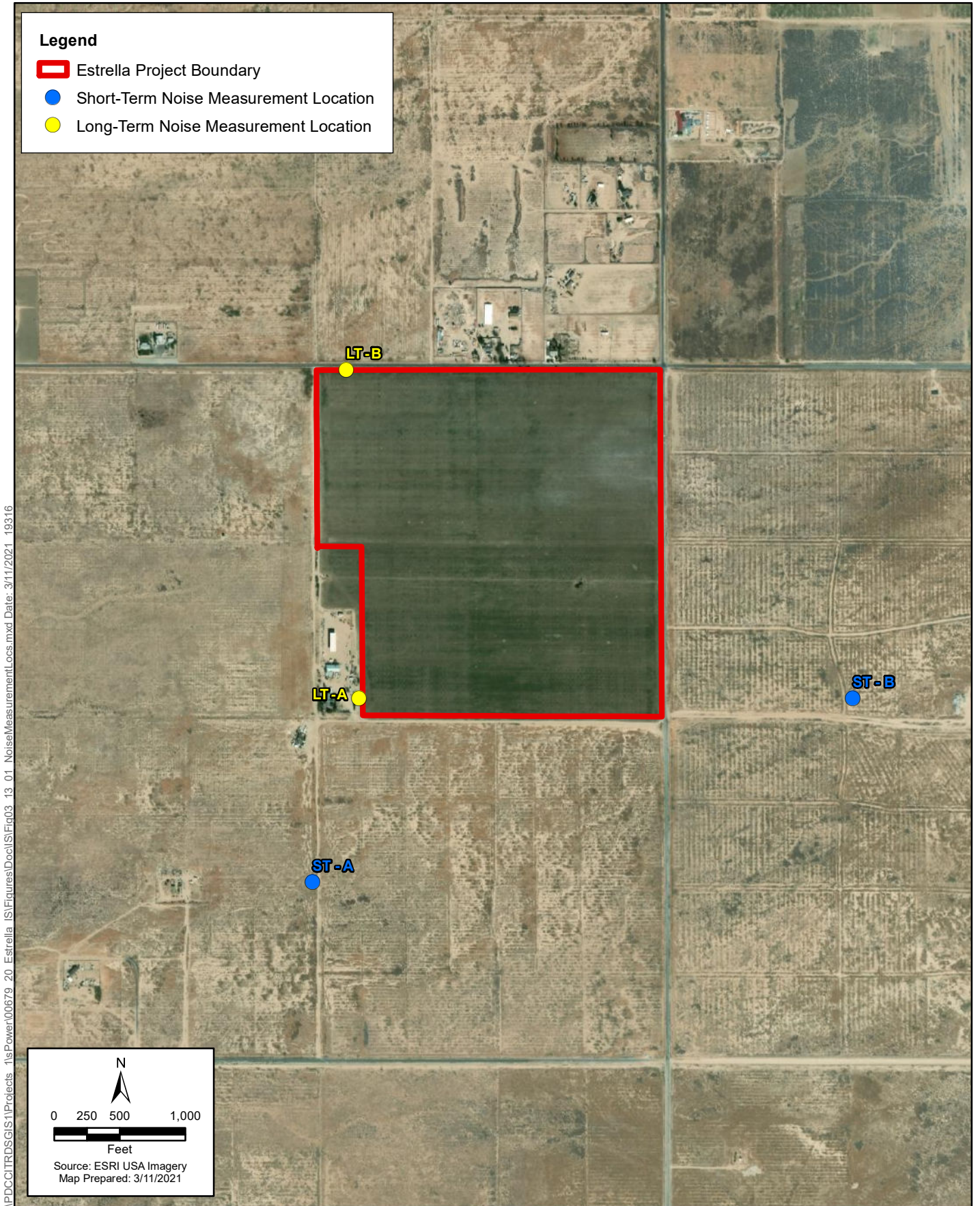
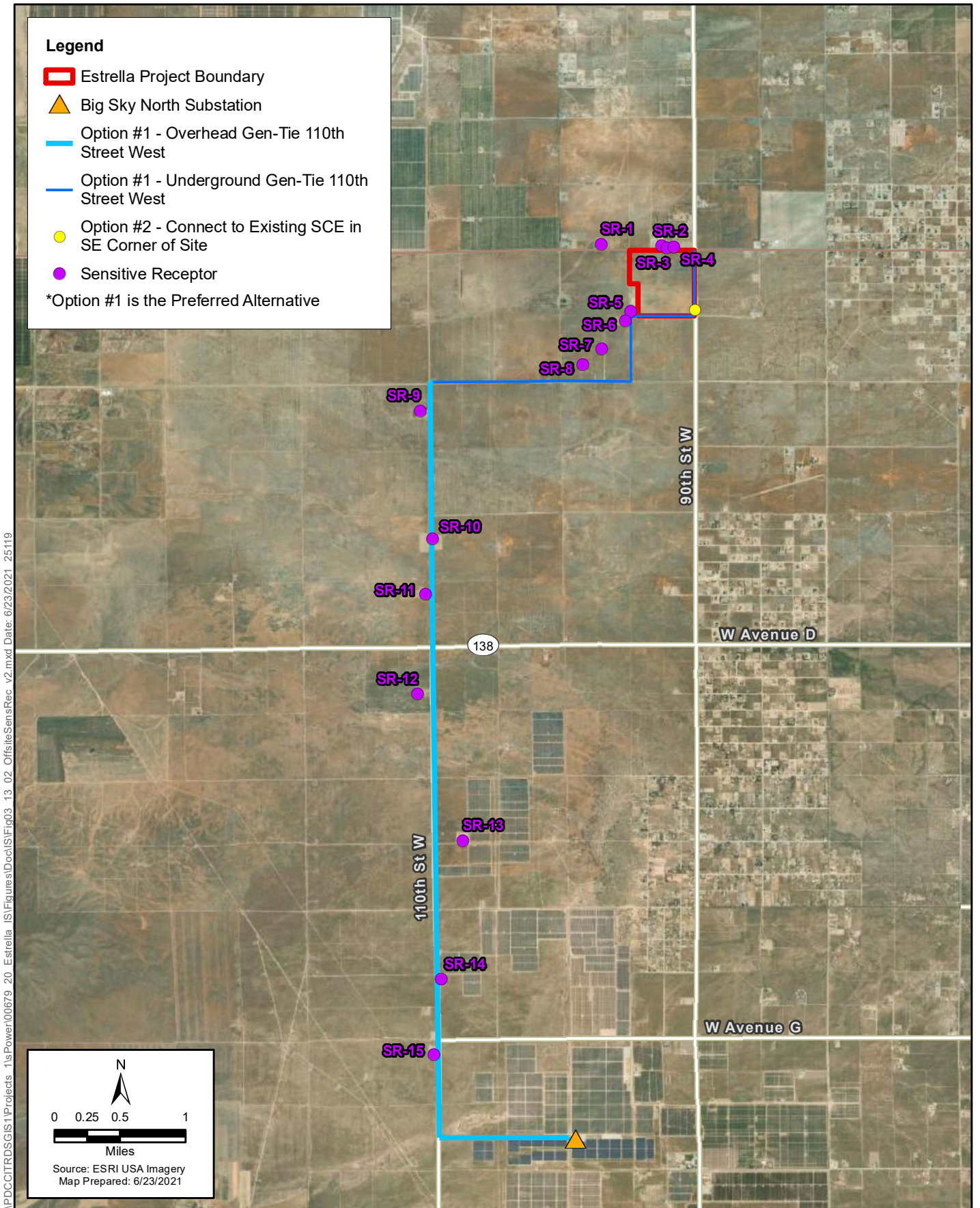


Figure 3.13-1
Noise Measurement Locations
Estrella Solar Project



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**Figure 3.13-2
Offsite Sensitive Receptor Locations Analyzed
Estrella Solar Project**