

*Kelly Kulikoff – Mayor
Ronald Smith – Mayor Pro Tem
Jim Creighton – Councilmember
Michael Kulikoff – Councilmember
LaShelle Cooper – Councilmember*

AMENDED AGENDA



CITY OF CALIFORNIA CITY
CITY COUNCIL/ HOUSING AUTHORITY/ SUCCESSOR AGENCY
REGULAR MEETING
TUESDAY JULY 23, 2024
REGULAR MEETING @ 5:00 PM
COUNCIL CHAMBERS & VIA ZOOM
21000 HACIENDA BLVD., CALIFORNIA CITY, CA 93505

If you need special assistance to participate in this meeting, contact the Acting City Clerk at (760) 373-7140 or via email at Cityclerk@californiacity-ca.gov. We request a 24-hour notification prior to the meeting in order for the city to make reasonable arrangements to ensure accessibility (28 CFR 35.102-35.104 American Disabilities Act Title II).

Zoom instructions and notes:

Web Link: <https://us06web.zoom.us/j/87212430467>

Meeting ID: 872 1243 0467

1. Public can dial into the Zoom line:

- a. One tap mobile: +16694449171,87254527178# US
- b. Dial the following number: +1 564 217 2000 US

2. Comments

- a. Public must join Zoom meeting to comment
- b. Keep your mic on **Mute** until you are requested to speak
- c. Use the "Raise your Hand" button to request to speak or,
- d. Send a chat request to City Clerk for request to speak
- e. When requested to speak state your name for the record

f. Re-mute when your time to speak has ended

The public is urged to listen to the meeting in a quiet place to avoid background noise. We also request the public to **MUTE** your audio device when not commenting to avoid disruption during meeting.

**** At this time, please take a moment to turn off your cell phones ****

4:00 PM CLOSED SESSION

CALL TO ORDER

ROLL CALL

Councilmembers: Cooper, Creighton, Kulikoff, Mayor Pro Tem Smith & Mayor Kulikoff.

APPROVAL OF AGENDA

PUBLIC COMMENTS

Members of the public are welcome to address the City Council only on those items listed on the Closed Session agenda. Each member of the public will be given (3) three minutes to speak.

CLOSED SESSION

- CS1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
PURSUANT TO GOVERNMENT CODE SECTION 54956.9, Paragraph (1) of subdivision (d).
Number of Cases: One Case
Zheng et al v. City of California City
Case No. BCV-22-103396; Zheng et al v. City of California City
- CS2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
PURSUANT TO GOVERNMENT CODE SECTION 54956.9, Paragraph (1) of subdivision (d).
Number of Cases: Two Matters
Boston et al v. City of California City
Case No. BCV-22-101398
- CS3. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION
PURSUANT TO GOVERNMENT CODE SECTION 54956.9
3 Potential Cases
Significant exposure to potential litigation
- CS4. DISCIPLINE/DISMISSAL/RELEASE
PURSUANT TO GOVERNMENT CODE SECTION 54957 (b) (1)

REPORT OUT OF CLOSED SESSION

CITY COUNCIL CONVENES TO REGULAR MEETING

5:00 PM REGULAR MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE/INVOCATION

ROLL CALL

Councilmembers: Cooper, Creighton, Kulikoff, Mayor Pro Tem Smith, Mayor Kulikoff.

DEPARTMENTAL REPORTS

- a. Treasurer's Report
- b. Fire
- c. Police
- d. Finance

CITY CLERK REPORTS/RECEIVED COMMUNICATIONS

- a. Original July 12, 2024 – From J. M. Powers - General Fund...The Real Beneficiary of \$9.34M in Cannabis Revenue.
- b. Original July 13, 2024 – From J. M. Powers - Over \$1.4M in Streets Fund Expenditures for the Past Eight Years...Results?
- c. Original July 14, 2024 – From J. M. Powers – City Council Ignoring State Auditor Recommended Financial Health Improvements.
- d. Resubmitted, July 12, 2024 – From J. M. Powers – End of 2023/2024 Fiscal Year Financial Reports is Inaccurate & Incomplete Risking Credibility of the New 2024/25 Budget and Measure B Parcel Tax.
- e. Resubmitted, July 12, 2024 – From J. M. Powers – Cal City Borderline Severely Disadvantaged Community; Few Grants & Loans
- f. Resubmitted, July 12, 2024 – From J. M. Powers – Cal City Single-Family Home Sales in First Half of Three Recent Calendar Years.
- g. Original June 29, 2024 – From J. M. Powers – End of 2023/24 Fiscal Year Financial Report is Inaccurate & Incomplete Risking Credibility of the New 2024/25 Budget and Measure B Parcel Tax Initiative.
- h. Original June 30, 2024 – From J. M. Powers – Cal City is a Borderline Severely Disadvantaged Community, few Grants & Loans
- i. Original July 1, 2024 – From J. M. Powers – Cal City Single-Family Home Sales in First Half of Three Recent Calendar Years.

CIVIC/COMMUNITY/ORGANIZATION ANNOUNCEMENTS

PRESENTATIONS

- Tierra Del Sol, Central Park, Water, and the Budget – A Comprehensive Approach by Duane Vasquez
- Fund-Nation, LLC

PUBLIC COMMENT

This portion of the meeting is reserved for the public to address the City Council on any matter **NOT on the agenda** and over which the City Council has jurisdiction. Comments are to be limited to three (3) minutes. The City Council will receive the comments but cannot engage in back-and-forth discussion with the public or make any decision. The City Council can direct staff to bring the item back to a future agenda for discussion.

CONSENT CALENDAR

WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Consideration to waive full-text reading of all Resolutions and Ordinances by single motion made at the start of each meeting, subject to the ability of the City Council / Agency to read the full text of selected resolutions and ordinances when the item is addressed by subsequent motion.

All items on the consent calendar are considered routine, and non-controversial and will be approved by (1) one motion if no member of the council, staff, or public wishes to comment or ask questions. Public comments are to be limited to (3) three minutes. Roll call vote required.

CC1. Approve City Check Register dated 7/3/2024 through 7/17/2024.

CC2. Annual Water Supply & Demand Assessment (AWSDA) Report.

CC3. Request to Authorize the Advertisement for Construction Bids for the Roadway Improvements of Redwood Blvd from 560-ft East of Hacienda Blvd. to 98th Street – CML-(5399)029) Project.

CITY MANAGER REPORT

PUBLIC HEARINGS

PH1. Increase of the Transient Occupancy Tax.

- a. **Open Public Hearing**
- b. **Report: Councilmember Creighton**
- c. **Public Comment**
- d. **Close Public Hearing**
- e. **Discussion**
- f. **Recommended Action:** That the City Council Approve the Increase in the Transient Occupancy Tax from 6% to 10%; and
 1. **Ordinance No. 24-_____ of the City of California City, California, Amending Section 3-2.1.403 of Division 4 of Article 1 of Chapter 2 of Title 3 of the California City Municipal Code to Revise the Transient Occupancy Tax Rate; and**
 2. **Approve and Adopt Resolution No. 24-_____ of the City Council of the City of California City, California, Ordering the Submission to the Qualified Electors of the City at the General Municipal Election to be Held on November 5, 2024, of a Measure to Amend the California City Municipal Code Section 3-2.403, Taxes Imposed; Directing the City Attorney to Prepare an Impartial Analysis; and Setting Priorities for Ballot Arguments; and**
 3. **Approve and Adopt Resolution No. 24-_____ of the City Council of California City, California, Requesting the Board of Supervisors of the County of Kern to Consolidate a Municipal Ballot Measure Election to be Held on November 5, 2024, with the Statewide General Election to be Held on that Date Pursuant to § 10403 pf the Elections Code.**

PH2. Increase Sales Tax.

- a. **Open Public Hearing**
- b. **Report: Councilmember Creighton**

- c. Public Comment
- d. Close Public Hearing
- e. Discussion
- f. **Recommended Action:** That the City Council Approve the Increase in the Sales Tax from 7.25 % to 8.25% and Be Placed on the November Ballot.
 1. Approve Ordinance No. 24-_____ of the City of California City, California, Adopting Division 6 “Transactions and Use (Sales) Tax” of Article 1 of Chapter 2 of Title 3 of the California City Municipal Code to Impose a One Cent Transactions and Use Tax; and
 2. Approve and Adopt Resolution No. 24-_____ of the City Council of the City of California City, California, Ordering the Submission to the Qualified Electors of the City at the General Municipal Election to be Held on November 5, 2024, of a Measure to Amend the California City Municipal Code by Adding Division 6 “Transactions and Use (Sales) Tax” to Article 1 of Chapter 2 of Title 3 Thereof; Directing the City Attorney to Prepare an Impartial Analysis; and Setting Priorities for Ballot Arguments; and
 3. Approve and Adopt Resolution No. 24-_____ of the City Council of California City, California, Requesting the Board of Supervisors of the County of Kern to Consolidate a Municipal Ballot Measure Election to be Held on November 5, 2024, with the Statewide General Election to be Held on that Date Pursuant to § 10403 pf the Elections Code.

PH3. Special Parcel Tax.

- a. Open Public Hearing
- b. Report: Councilmember Creighton
- c. Public Comment
- d. Close Public Hearing
- e. Discussion
- f. **Recommended Action:** That the City Council Approve the Special Parcel Tax of \$150.00 per Parcel and Be Placed on the November Ballot if Necessary.
 1. Approve Submittal to the Voters of Ordinance No. 24-_____ of the City of California City, California, Amending the California City Municipal Code by Amending Division 5 of Article 1 of Chapter 2 of Title 3 by Enacting for a Period of Six Years a Public Safety Only Special Parcel Tax to be Levied on All Parcels of Real Property in the City of California City, and Establishing an Appropriations Limit; and
 2. Approve and Adopt Resolution No. 24-_____ of the City Council of the City of California City, California, Ordering the Submission to the Qualified Electors of the City at the General Municipal Election to be Held on November 5, 2024, of a Measure to Extend a Special Public Safety Only Parcel Tax on Real Property in the City of California City; Directing the City Attorney to Prepare an Impartial Analysis; and Setting Priorities for Ballot Arguments; and
 3. Approve and Adopt Resolution No. 24-_____ of the City Council of California City, California, Requesting the Board of Supervisors of the County of Kern to Consolidate a Municipal Ballot Measure Election to be Held on November 5, 2024,

with the Statewide General Election to be Held on that Date Pursuant to § 10403 of the Elections Code.

CONTINUED BUSINESS

CB1. Capitol Advocacy Program.

Staff Report: Latisha Lamberth, Acting City Manager

Recommended Action: Staff kindly request that the City Council Approves the Extension of the CAP Contract so that We May Continue to Work Together Towards the Growth and Success of California City.

CB2. Skate Park Status: Proposed Contract with American Ramp Company.

Staff Report: Joe Barragan, Director of Public Works

Recommended Action: Staff Recommends the City Council Authorize the Acting City Manager to Enter into a Contract with American Ramp Company to Adopt the Resolutions as Presented.

NEW BUSINESS

NB1. **Adoption of** Resolution No. 24-3039, Adopting Water Standby Charges for FY 2024-2025.

Staff Report: Joe Barragan, Director of Public Works

Recommended Action: Staff Recommends that the City Council Approve and Adopt Resolution No. 24-3040, Establishing a Stop Sign at Catalpa Avenue and Lasky Street.

NB2. Establishment of Stop Sign at Catalpa Avenue and Lasky Street.

Staff Report: Joe Barragan, Director of Public Works

Recommended Action: Staff Recommends that the City Council Approve and Adopt Resolution No. 24-3040, Establishing a Stop Sign at Catalpa Avenue and Lasky Street.

NB3. Lead and Copper Reporting Consultant 120 Water

Staff Report: Joe Barragan, Director of Public Works

Recommended Action: Staff Recommends that the City Council Approve the Attached 120 Water Proposal and Scope of Work for the Next Three Years at a Total Cost of \$41,550.

NB4. The Replacement of the End-of-Life Fire Department Command Vehicle Utilizing Fire Department Reserve Funds.

Staff Report: Justin Vincent, Interim Fire Chief

Recommended Action: Staff Recommends that the City Council Approve and Adopt Either of the Presented Resolutions Nos. 24-_____ to Purchase the Replacement Command Vehicle from Fire Department Reserves or a Resolution to Reallocate ARPA Funds to the Fire Department to Acquire the Listed Capital Expenditure.

NB5. SPR 22-44 Solv Energy – 69SV LLC Formerly Kudu. **(AMENDED)**

Staff Report: Anu Doravari, Planning Consultant

Recommended Action: Staff Recommends that the City Council Approve and Adopt Resolution **No. 24-_____**, Approving the Kudu/Solv Energy Solar Project Site Plan, in Accordance with the Necessary Findings and Subject to the Revised Initial Engineering Conditions of Approval as Detailed in Attachment 3.

NB6. Grand Jury Report Response.

Report: Mayor Kulikoff

Recommended Action: City Council to Discuss Responses for the Grand Jury Report, Revise as Appropriate, and Approve a Version Through Consensus.

NB7. Vision 360 – High Level Strategic Plan.

Report: Mayor Kulikoff

Recommended Action: As per City Council Direction.

NB8. Solv Energy Discussion **(ADDED)**

Report: Mayor Pro Tem, Smith

Recommended Action: City Council and Planning Commission to be Aware of the Actual Damages and Expenses Incurred Due to Emergency Response in this Area of the Project.

NB9. Golf Course Financial Data **(ADDED)**

Report: Mayor, Pro Tem, Smith

Recommended Action: City Council to be Aware of the Accurate Numbers to be Able to Understand the Fiscal Impact.

COUNCILMEMBER COMMENTS, AGENDA REQUESTS, AND AB1234 REPORTS

This portion of the meeting is reserved for council members to present information, announcements, and items that have come to their attention. The Brown Act precludes Council, staff, or public discussion. Short staff responses are appropriate. The Council will take no formal action. A Council member may request the City Clerk to calendar an item for consideration at a future meeting or refer an item to staff.

ADJOURNMENT

AFFIDAVIT OF POSTING

I, DARYL A. BETANCUR, City Clerk for the City of California City, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the City of California City, City Hall bulletin and all other official bulletin boards and the City's website at least 72 hours prior to the meeting in compliance with the provisions of the Brown Act. board at 21000 Hacienda Boulevard, California City, CA and on all official City bulletin boards.

Dated: July 19, 2024

DARYL A. BETANCUR, MPA, MMC
City Clerk



Staff Report to the City Council

Date: July 23, 2024

To: The City Council, City of California

From: Anu Doravari, Planning Consultant

Subject: SPR 22-44 SOLV ENERGY – 69SV LLC formerly Kudu

Staff Report to the City Council

Staff Report: SPR 22-44 SOLV ENERGY – 69SV LLC (formerly Kudu Solar)

Recommendation Motion:

Staff recommends that the City Council adopt Resolution No. _____, approving the Kudu/Solv Energy Solar Project Site Plan, in accordance with the necessary findings and subject to the Revised Initial Engineering Conditions of Approval as detailed in Attachment 3.

Alternative Motion: Upon finding substantial evidence the City Council recommends denial of Kudu/Solv Energy Solar Project Site Plan, in accordance with the necessary findings and subject to the Revised Initial Engineering Conditions of Approval as detailed in Attachment 3.

Background:

The proposed Kudu Solar project application seeks approval for the construction and operation of a photovoltaic (PV) solar facility and associated infrastructure capable of generating up to a combined total of 500 megawatts (MW) of renewable energy, with up to 600 MW hours of energy storage, on approximately 1,955 acres located within both unincorporated Kern County and California City. The project within California City encompasses 35 parcels, totalling approximately 1,281.53 gross acres, spread across two separate sites (Sites 2 & 3) that are in close proximity to each other. Detailed information on the project parcels, including APNs, parcel sizes, General Plan land use designations, and zoning designations, can be found in the Project EIR Volume 1, Chapter 1, Table 1-1, Pages 1-3, 4. The project area within California City lies entirely within the O/RA Zoning District (Open Space Residential Agriculture Zone). Under this zoning designation, both electrical distribution substations and public utility facilities are permitted subject to the City's review and discretionary approval of a Conditional Use Permit and required findings.

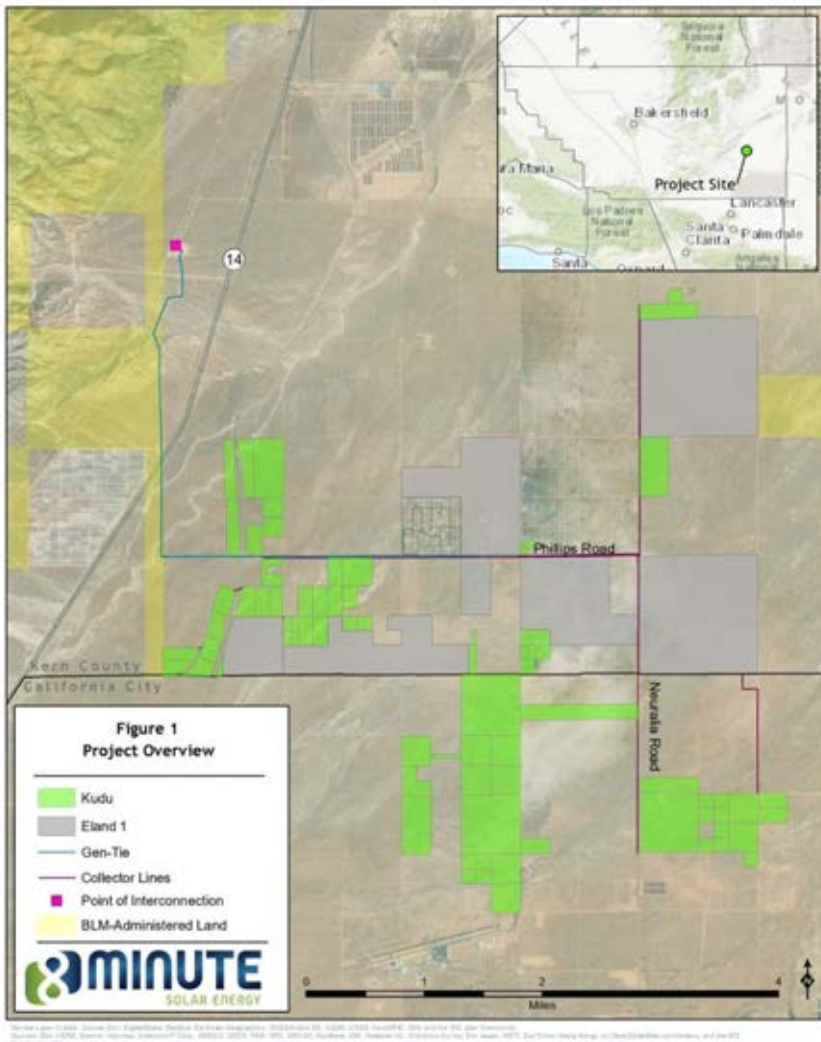
Although not directly adjacent, the project sites (2 & 3) within the City limits are near the unincorporated Kern County project sites (1, 4 & 5). The project boundary consists of parcels owned and leased by the applicant. The proposed Kudu Solar Project site is located in an undeveloped area north of the California City Municipal Airport, with the nearest residences approximately 3,300 feet from the southernmost project parcel. The site is bisected east-west by Washburn Boulevard (which also marks the Kern County/California City limit line) and north-south by Neuralia Road. Access to the site will be via Phillips Road, Gantt Road, Neuralia Road, Pioneer Road, Sage Street, or through the Eland project site. The project is located on the California City North and Mojave North East 7.5 minute USGS Quadrangles at Township 31S, Range 37E, and Township 32S, Range 37E – encompassing portions of multiple sections within Mount Diablo Base and Meridian, County of Kern, State of California. Project boundaries are illustrated in Figure 3-2 from the Project EIR. The California City Planning Commission reviewed this proposal on July 2, 2024 at a regular meeting and negotiated to collect 1.3 Million dollars in place of the client's original offer of 1 Million.

Project Description and Operating Characteristics:

The proposed project facilities include:

1. Solar modules
2. Collection, inverter stations, and transformer systems
3. Energy storage systems
4. Substations
5. Operations and maintenance facilities
6. On-site meteorological stations and towers
7. Transmission line
8. Site access and security
9. Water storage tanks
10. Project site lighting

Figure 1: Project Site Map



The Environmental Impact Report (EIR) and subsequent Mitigation Monitoring and Reporting Program (MMRP) were approved in a Planning Commission meeting on August 16, 2022. Following this, the applicant submitted a civil site plan for staff review. Site improvements are to follow the Commercial Building specs as detailed in Attachment 5. Staff has completed its review and issued Initial Engineering Conditions of Approval, specifying necessary dedications and civil site improvements. The applicant has proposed alternatives to some of these conditions, as detailed below.

Proposed Changes to the Initial Engineering Conditions of Approval:

1. Solv Energy will eliminate planned road improvements on all county roads, except for Yerba Blvd, specifically from Collins to Washburn. In this section, Solv Energy will add a road base to enhance structural integrity.
2. Instead of the initially proposed street improvements, Solv Energy is offering a 1.6 million-dollar fee in lieu payment to be used for off-road emergency response apparatus.
3. Solv Energy will forgo the installation of streetlights associated with the previously planned road improvements.
4. Solv Energy discovered that several sections of property lines had already been dedicated. These dedications have been removed from the plans to avoid redundancy.
5. The road improvement figure on the final page of the documentation has been updated to reflect the agreed-upon changes and improvements accurately.

Recommendation Motion: Staff recommends that the City Council adopt Resolution No. _____, approving the Kudu/Solv Energy Solar Project Site Plan, in accordance with the necessary findings and subject to the Revised Initial Engineering Conditions of Approval as detailed in Attachment 3.

Attachments:

1. Kudu Solar Project – Vicinity Map, Plan View Diagrams showing Sites 2 & 3, Photographs and Diagram showing typical solar array and inverter stations
2. Initial Engineering Conditions of Approval by BHT Engineering (City Engineer)
3. Revised by Client “Revised Initial Engineering Conditions of Approval” by BHT Engineering”
4. Approximate Cost Estimate for Road Improvements prepared by BHT Engineering
5. Commercial Building Specs
6. Resolution No: _____ for SPR 22-44 approving Site plans and Revised Initial Engineering Conditions of Approval.
7. Site Plans for SPR 22-44 by Kimley Horn

ATTACHMENT 1

ATTACHMENT 1 Kudu Solar Project Diagrams and Plans

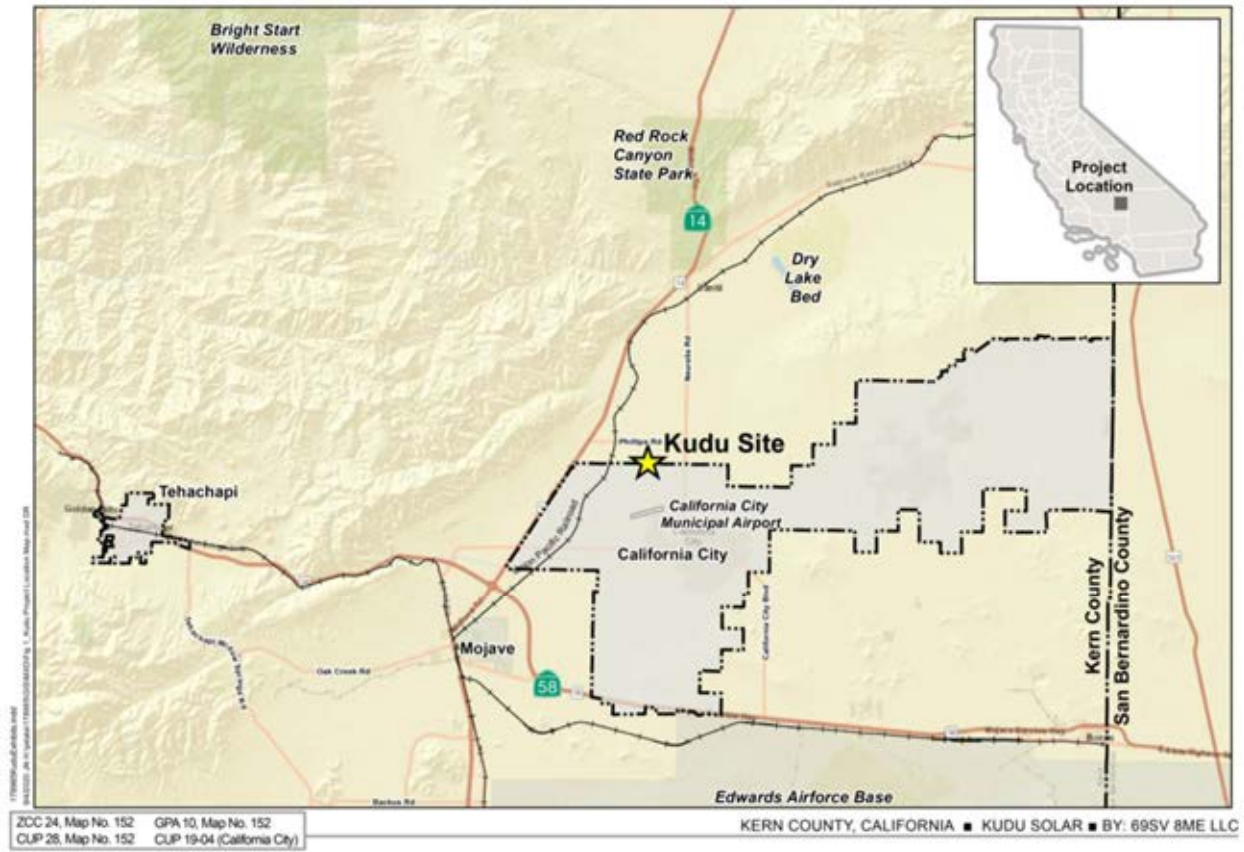
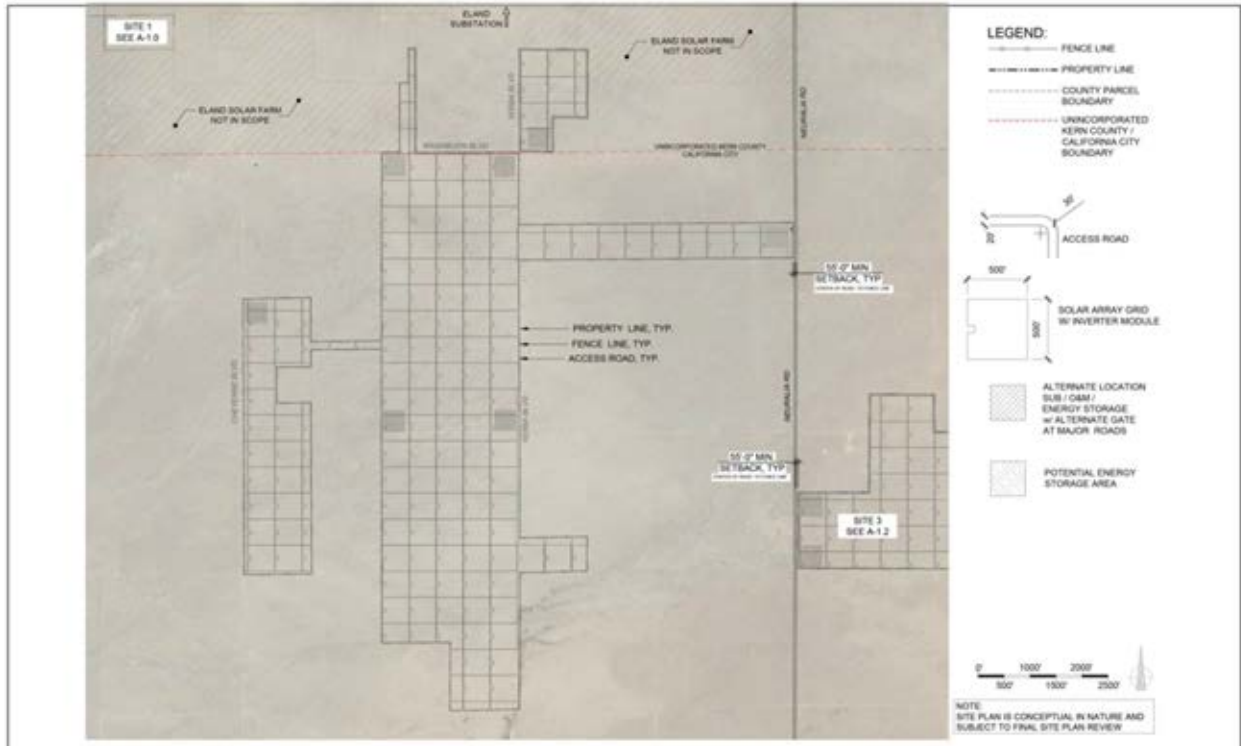


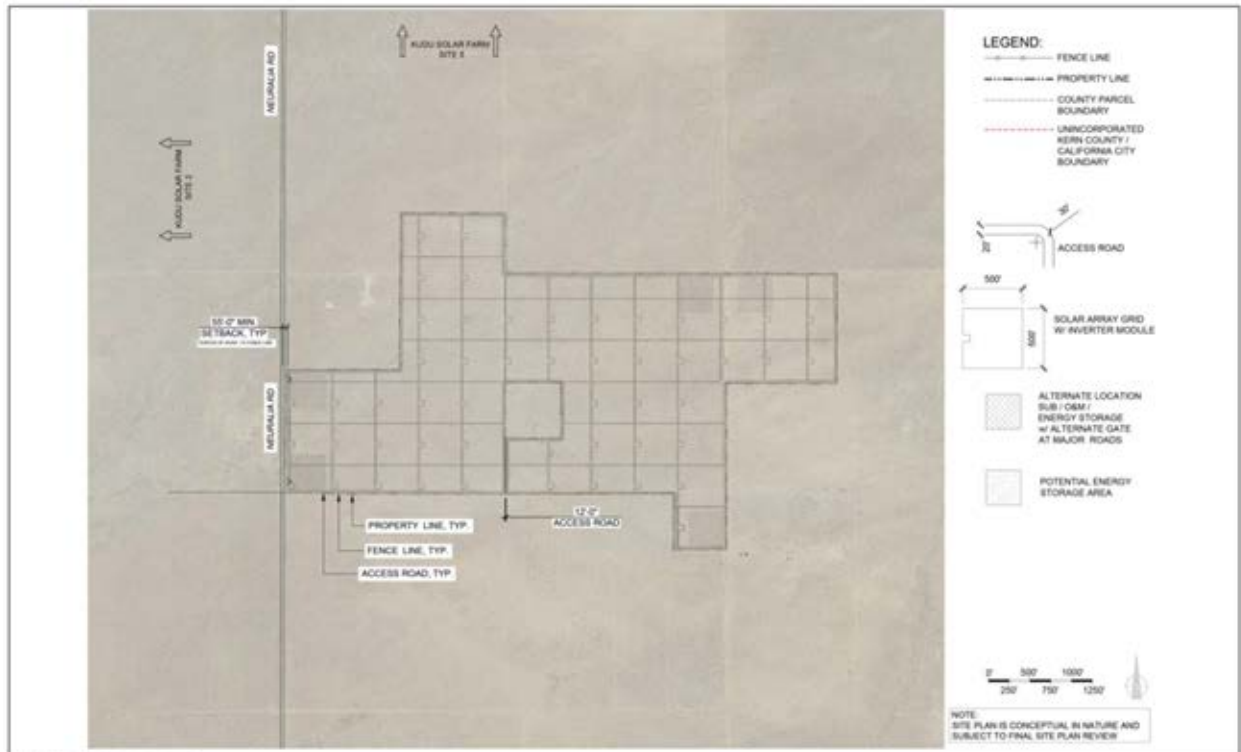
Figure 3-1. Vicinity Map



ZUC 24, Map No. 152 GPM 10, Map No. 152
 CLP 28, Map No. 152 CLP 19-04 (California City)

KERN COUNTY, CALIFORNIA ■ KUDU SOLAR ■ BY: 885V BME LLC

Figure 3-4C. Plan View - Site 1



ZUC 24, Map No. 152 GPM 10, Map No. 152
 CLP 28, Map No. 152 CLP 19-04 (California City)

KERN COUNTY, CALIFORNIA ■ KUDU SOLAR ■ BY: 885V BME LLC

Figure 3-4D. Plan View - Site 3

Plan View Sites 2 & 3 (Project Sites located in California City)



ZCC 24, Map No. 152 GPA 10, Map No. 152
 CUP 28, Map No. 152 CUP 19-04 (California City)

KERN COUNTY, CALIFORNIA ■ KUDU SOLAR ■ BY: 69SV 8ME LLC

Figure 3-17. Representative Examples of Typical Inverter Stations



Typical Fixed-Tilt Solar Panel Rows



Typical Single-Axis Tracking Solar Panels



Typical Dual-Axis Tracking Solar Panels



Typical Fixed-Tilt Mounting Structure

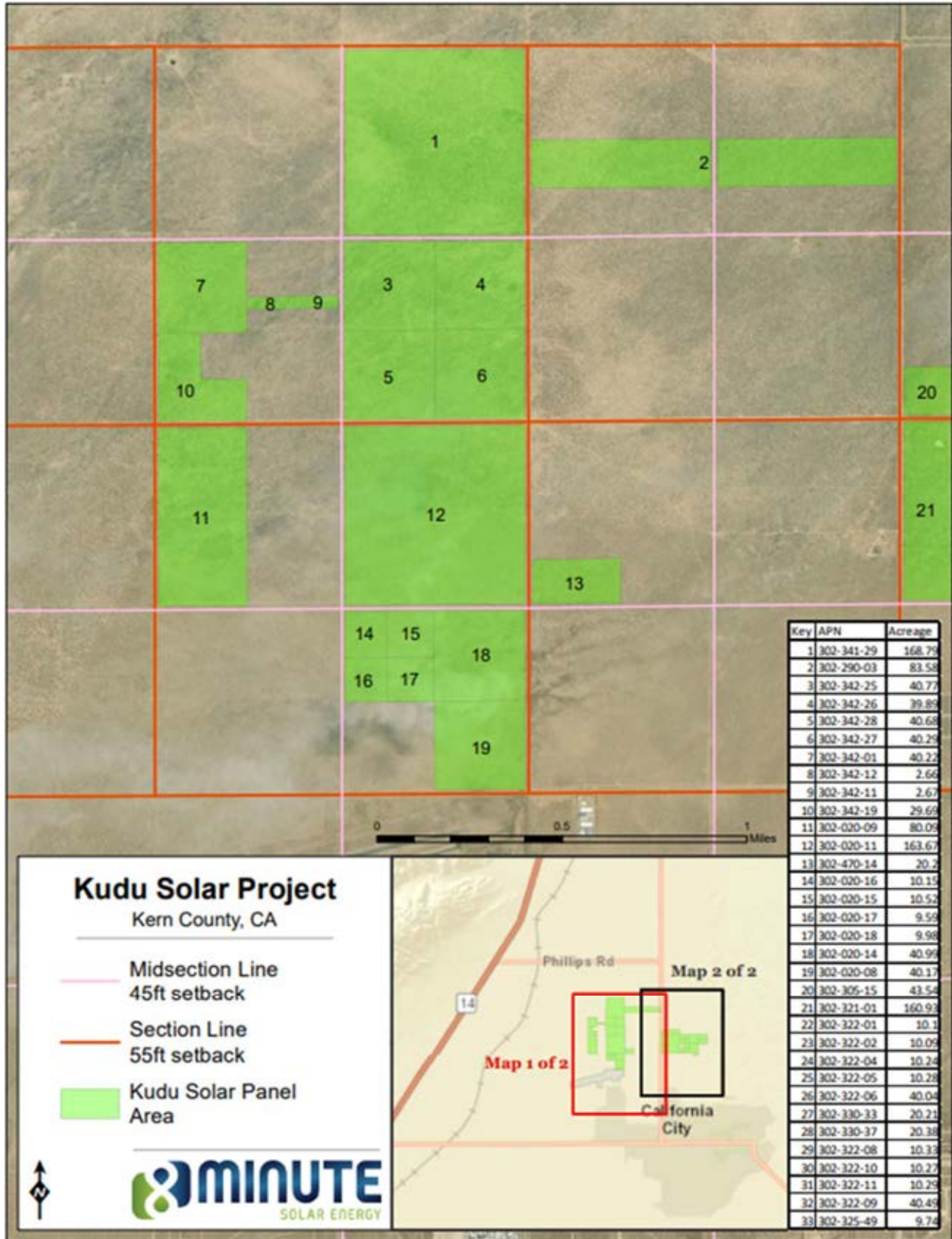


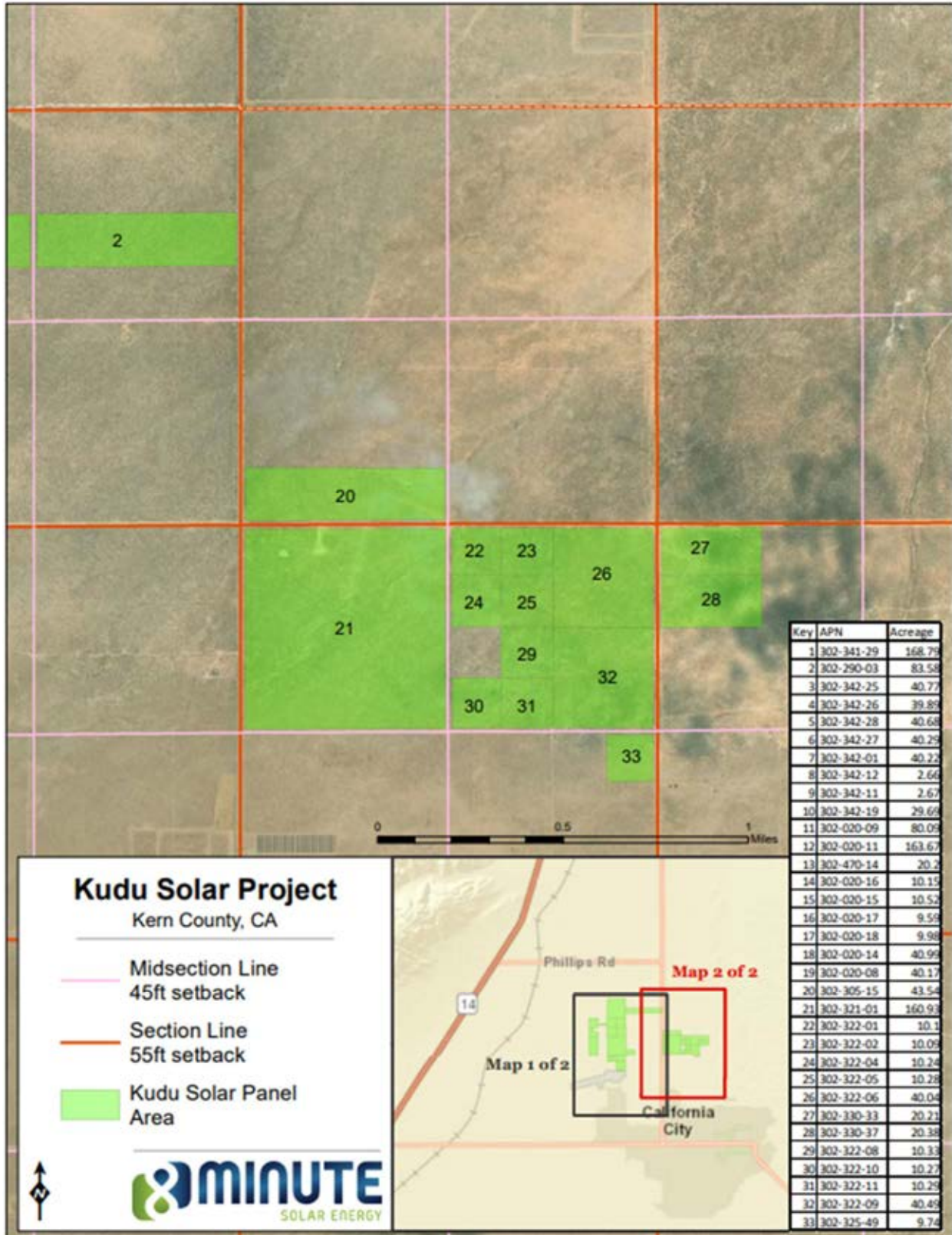
Typical Dual-Axis Mounting Structure

ZCC 24, Map No. 152 GPA 10, Map No. 152
 CUP 28, Map No. 152 CUP 19-04 (California City)

KERN COUNTY, CALIFORNIA ■ KUDU SOLAR ■ BY: 69SV BME LLC

Figure 3-16. Representative Examples of Photovoltaic Panel/Mounting Configuration





ATTACHMENT 2

INITIAL SPR ENGINEERING CONDITIONS OF APPROVAL

DATE: FEB 09, 2024 **BHT JOB#** 22400.32
LOCATION: City of California City
Tract/DRC# SPR 22-44 SOLV ENERGY – 69SV LLC - formerly Kudu Solar

To facilitate rechecking, please identify next to each listed item below, the sheet of the plans upon which the corrections have been made. It is the applicant's responsibility to assemble and provide a complete set of plans for final approval.

The approval of plans does not permit violation of any section of the Building Code or other City, County Ordinances or State/Federal law. The following list does not necessarily include all errors and omissions.

1. This project is conditioned upon the Developer defending, indemnifying, and holding harmless the City, its agents, officers, consultants, and /or employees. (Add this note to cover sheets of construction plans).
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards, and policies.
4. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
5. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
6. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access were required). Plans sections and details to show compliance.
9. The project shall comply with East Kern Air Pollution Control District (661-862-5250) and City regulations regarding the reduction of air emissions resulting from the project. Provide letter of authorization to construct and compliance with PM10 (fugitive dust) regulation.
10. The Developer shall provide documentation from the Division of Oil and Gas addressing the proximity of abandoned well locations. Any structures or roadways shall be set back per requirements of the Division of Oil and Gas. (661-322-4031).

11. Developer shall comply with requirements contained in CFR Title 14 Part 77- Safe, Efficient use, and Preservation of the Navigable Airspace. Provide Federal Aviation Administration consultation letter of approval, "Determination of No Hazard to Air Navigation".
12. Final building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.
13. The Developer Shall provide Dust Control Plan per California City Municipal Code Ordinance: Title 6, Chapter 6 (Land Clearing Activities).
14. All improvements shall comply with current City of California City and Kern County Development Standards.
15. Prior to development the property corners shall be set by a licensed land surveyor and engineer licensed prior to 1982. A Record of Survey shall be processed and recorded through Kern County Surveying Department. Depending upon the final site plan building layout a lot of line adjustment, or parcel merger might be required.
16. Developer to provide an Irrevocable Offer of Dedication to the City as follows:
 - Along Neuralia Road (Arterial Road/Truck Route) calls for a minimum of a 55-foot Irrevocable offer of Dedication, Improvements along the frontage per city standards. (Section Line)
 - Along Yerba Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along Washburn Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along Collins Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along Cheyenne Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along the South property line of APN: 302-290-03 (Local Road) a minimum of a 40- foot Irrevocable offer of Dedication, Improvement along this south line per city standards.
 - Along the North property line of APN: 302-342-01 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-341-29 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-342-25 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-342-28 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-020-11 (mid-section line) 45-foot Irrevocable offer of Dedication.

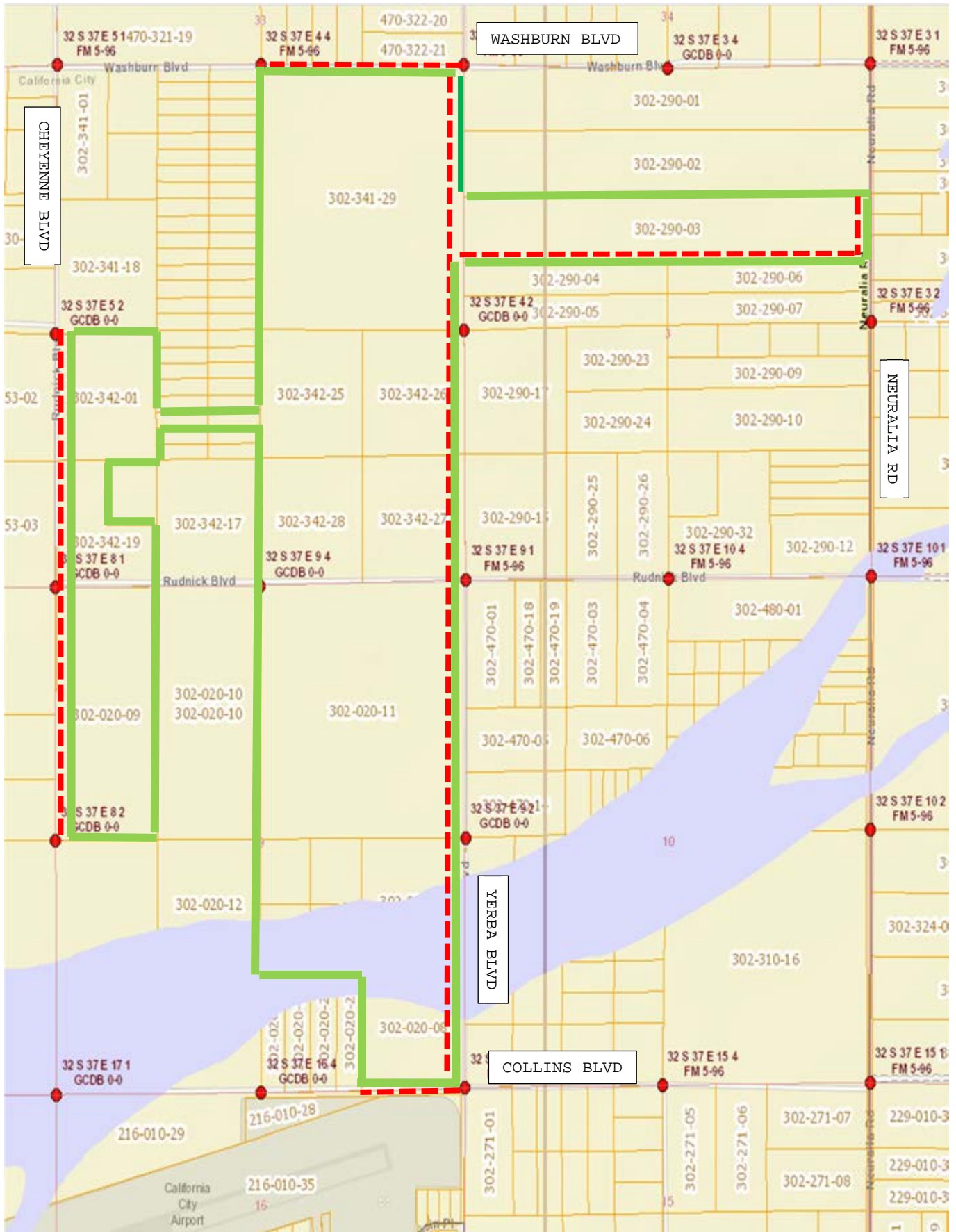
- Along the West property line of APN: 302-020-16 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-020-17 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the East property line of APN: 302-342-11 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the South property line of APN: 302-020-09 (mid-section line) 45-foot Irrevocable offer of Dedication.
17. Developer shall provide Plats and Legal Descriptions to the City for review of the irrevocable offer of dedication areas. Developer to coordinate with City Surveyor and Planning Department for acceptance of Irrevocable Offer of Dedications. The developer shall use the Irrevocable Offer of Dedication cover sheet provided by the City Engineer/Surveyor.
 18. Yerba Blvd shall be improved with HMA pavement surface, road shall be a minimum of 24 feet in width with five-foot graded shoulders from Collins Blvd. to Washburn Blvd. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 6
 19. Washburn Blvd shall be improved with HMA pavement surface, road shall be a minimum of 24 feet in width with five-foot graded shoulders from Yerba Blvd to Cheyenne Blvd. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 20. Neuralia Rd is a minor arterial and it shall be developed per Plate R2 of the City Development Standards, structural section to be designed using a Traffic Index (TI)= 9. Parkway areas per Plate R31 of City standards.
 21. Cheyenne Blvd shall be improved with HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders, from Washburn Blvd. then south to west mid-Section 9 line. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 22. Collins Blvd shall be improved with HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders in front of the property from Yerba Blvd. mid-section line Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 23. Access road on the south side of APN: 302-29-03 HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders in front of the property from Yerba Blvd. mid-section line Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 24. Streetlight Improvements: the developer shall install an area light at the driveway entry from public road, must operate from dusk to dawn. Streetlights may be placed in the public right-of-way or area lights illuminating driveways and their connection to public right-of-way may be placed immediately adjacent to right-of-way on private property.
 25. The developer shall submit a grading and drainage plan for the proposed site to be reviewed and approved by the City Engineer. (*on file*)

26. Developer shall provide on-site storm water retention. All storm water generated on the project site shall be retained on site. Provide storm water runoff study, for each Phase and for the Ultimate Development, for the 10-year 5-day storm event per Kern County Standards. Verify the capacity of the sump(s) 1' freeboard, where incremental drainage runoff due to the development is to be retained. Show location and detail of the overflow condition to street right of way. See Kern County Development Standards, Division 4, Chapter IX. (*on-file*)
27. Developer shall provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02. (*on-file*)
28. Developer shall provide Preliminary Soils Report to address all improvements. All improvements to include buildings/paving/concrete structural sections, utility trenches and chemical reactivity.
29. The permanent access control perimeter fence shall be comprised of a 6-foot-tall chain-link fence with three strand barbwire along the top of the fence. The bottom of the fence shall be knuckled under and shall have a 6-inch separation between the bottom of the fence and the ground, along the entire length of the fence.
30. The developer shall be responsible for the installation of streetlights, signs, street striping, stop signs, or any other traffic safety devices as required by the City Standards and City Engineer.
31. Developer shall provide calculations per 2019 California Building Code and ASCE 7-10 for 8' masonry wall/chain link fence. All footings shall be clear of City's road right-of-way and property lines. Masonry walls shall be sealed with an approved anti-graffiti sealer.
32. Developer shall provide copies of complete set of Civil on-site/off-site improvement plans signed by a California Registered Civil Engineer.
33. Developer shall provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/development-standards/division-seven-construction-security/>. The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.
34. Roads within the Project Area. Each road shall be 20 feet in width and constructed through a combination of compaction and native material removal down to 12 inches below original grade. A 12-inch layer of aggregate will then be poured and compacted to fill the road surface to native grade. Aggregate shall consist of Class II aggregate material. The final road surface shall be at original grade. All access roads to support 75,000 lb. fire apparatus. Access roads shall not have a grade of more than 10%.
35. Roadways within the CDFW 1600 jurisdictional area will require specially engineered techniques to prevent the roadbed from washing out during a 100-year flood event. All roadways within this jurisdiction shall follow specially engineered techniques.
36. All materials and equipment shall be stored within the designated staging areas and all unused materials shall be removed from the Project Area immediately following installation.
37. The distribution transformers that contain dielectric fluid (mineral oil) shall be located on concrete pads surrounded by 6-inch earthen, fiberglass or concrete containment berms/curbs. Containment areas shall be lined with an impermeable membrane covered with gravel. In

accordance with all state and federal regulations, all components shall have a comprehensive Spill Prevention, Control, and Countermeasure Plan.

38. LSA Agreement Compliance: Developer shall implement and adhere to the mitigation measures and conditions related to the Covered Species in the Lake and Streambed Alteration Agreement (LSAA) for the Project executed by CDFW pursuant to Fish and Game Code section 1600 et seq.
39. The Developer shall initiate a trash abatement program before starting Covered Activities and shall continue the program for the duration of the Project. Developers shall ensure that trash and food items are contained in closed, animal-proof containers and removed at least once a day to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.
40. Dust Control. Permittee shall implement dust control measures during Covered Activities to facilitate visibility for monitoring of the Covered Species by the Designated Biologist(s). The Developer shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles. Dust palliatives shall not be used in the Project Area.
41. Erosion Control Materials. The Developer shall prohibit use of erosion control materials potentially harmful to Covered Species and other species, such as monofilament netting (erosion control matting) or similar material, in the Project Area.
42. Delineation of Property Boundaries. Before starting Covered Activities, the Developer shall clearly delineate the boundaries of the Project Area with stakes or flags. Developer shall restrict all Covered Activities to within the staked or flagged areas. The Developer shall maintain all stakes and flags until the completion of Covered Activities.
43. Developer shall restrict Project-related vehicle traffic to established roads, staging, and parking areas. The Developer shall ensure that vehicle speeds do not exceed 15 miles per hour to avoid Covered Species on or traversing the roads.
44. Staging Areas. The Developer shall confine all Project-related parking, storage areas, laydown sites, equipment storage, and any other surface-disturbing activities to the designated staging areas.
45. Hazardous Waste. In the event of a fuel or hazardous waste leak or spill, Developer shall immediately stop work and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence, or as soon as it is safe to do so. The Developer shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.
46. City Access. Developer shall provide City staff with reasonable access to the Project Area and mitigation lands under Developer control and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the approved environmental documents.
47. Refuse Removal. Upon completion of Covered Activities, Developer shall remove from the Project Area and properly dispose of all temporary fill and construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes.
48. Developers shall prohibit the use of herbicides, pesticides, and rodenticides in the Project Area.

49. As Built Development Plans. The Developer shall submit as-built development plans to the City sixty (60) days after completing all construction activities. The as built plans sheets shall delineate and quantify the extent of permanent Project features, including roads, utilities and all other facilities and features associated with the Project. The as-built plans shall include an estimate of the permanent disturbance during construction by highlighting the estimated disturbance areas on the as-built plan sheets. The plan scale shall be 1":250' (one inch to 250 feet) or smaller. Plans shall be prepared from survey data acquired after Project construction and shall be verified by the Designated Biologist(s). Submit as built plans in PDF or AutoCAD electronic format.



Required road improvements. 

ATTACHMENT 3

INITIAL SPR ENGINEERING CONDITIONS OF APPROVAL

DATE: FEB 09, 2024 **BHT JOB#** 22400.32
LOCATION: City of California City
Tract/DRC# SPR 22-44 SOLV ENERGY – 69SV LLC - formerly Kudu Solar

To facilitate rechecking, please identify next to each listed item below, the sheet of the plans upon which the corrections have been made. It is the applicant's responsibility to assemble and provide a complete set of plans for final approval.

The approval of plans does not permit violation of any section of the Building Code or other City, County Ordinances or State/Federal law. The following list does not necessarily include all errors and omissions.

1. This project is conditioned upon the Developer defending, indemnifying, and holding harmless the City, its agents, officers, consultants, and /or employees. (Add this note to cover sheets of construction plans).
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards, and policies.
4. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
5. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
6. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access were required). Plans sections and details to show compliance.
9. The project shall comply with East Kern Air Pollution Control District (661-862-5250) and City regulations regarding the reduction of air emissions resulting from the project. Provide letter of authorization to construct and compliance with PM10 (fugitive dust) regulation.
10. The Developer shall provide documentation from the Division of Oil and Gas addressing the proximity of abandoned well locations. Any structures or roadways shall be set back per requirements of the Division of Oil and Gas. (661-322-4031).

11. Developer shall comply with requirements contained in CFR Title 14 Part 77- Safe, Efficient use, and Preservation of the Navigable Airspace. Provide Federal Aviation Administration consultation letter of approval, "Determination of No Hazard to Air Navigation".
12. Final building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.
13. The Developer Shall provide Dust Control Plan per California City Municipal Code Ordinance: Title 6, Chapter 6 (Land Clearing Activities).
14. All improvements shall comply with current City of California City and Kern County Development Standards.
15. Prior to development the property corners shall be set by a licensed land surveyor and engineer licensed prior to 1982. A Record of Survey shall be processed and recorded through Kern County Surveying Department. Depending upon the final site plan building layout a lot of line adjustment, or parcel merger might be required.
16. Developer to provide an Irrevocable Offer of Dedication to the City as follows:
 - Along Neuralia Road (Arterial Road/Truck Route) calls for a minimum of a 55-foot Irrevocable offer of Dedication, Improvements along the frontage per city standards. (Section Line)
 - Along Yerba Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along Washburn Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along Collins Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along Cheyenne Blvd (section line) 55-foot Irrevocable offer of Dedication.
 - Along the South property line of APN: 302-290-03 (Local Road) a minimum of a 40- foot Irrevocable offer of Dedication, Improvement along this south line per city standards.
 - Along the North property line of APN: 302-342-01 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-341-29 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-342-25 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-342-28 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-020-11 (mid-section line) 45-foot Irrevocable offer of Dedication.

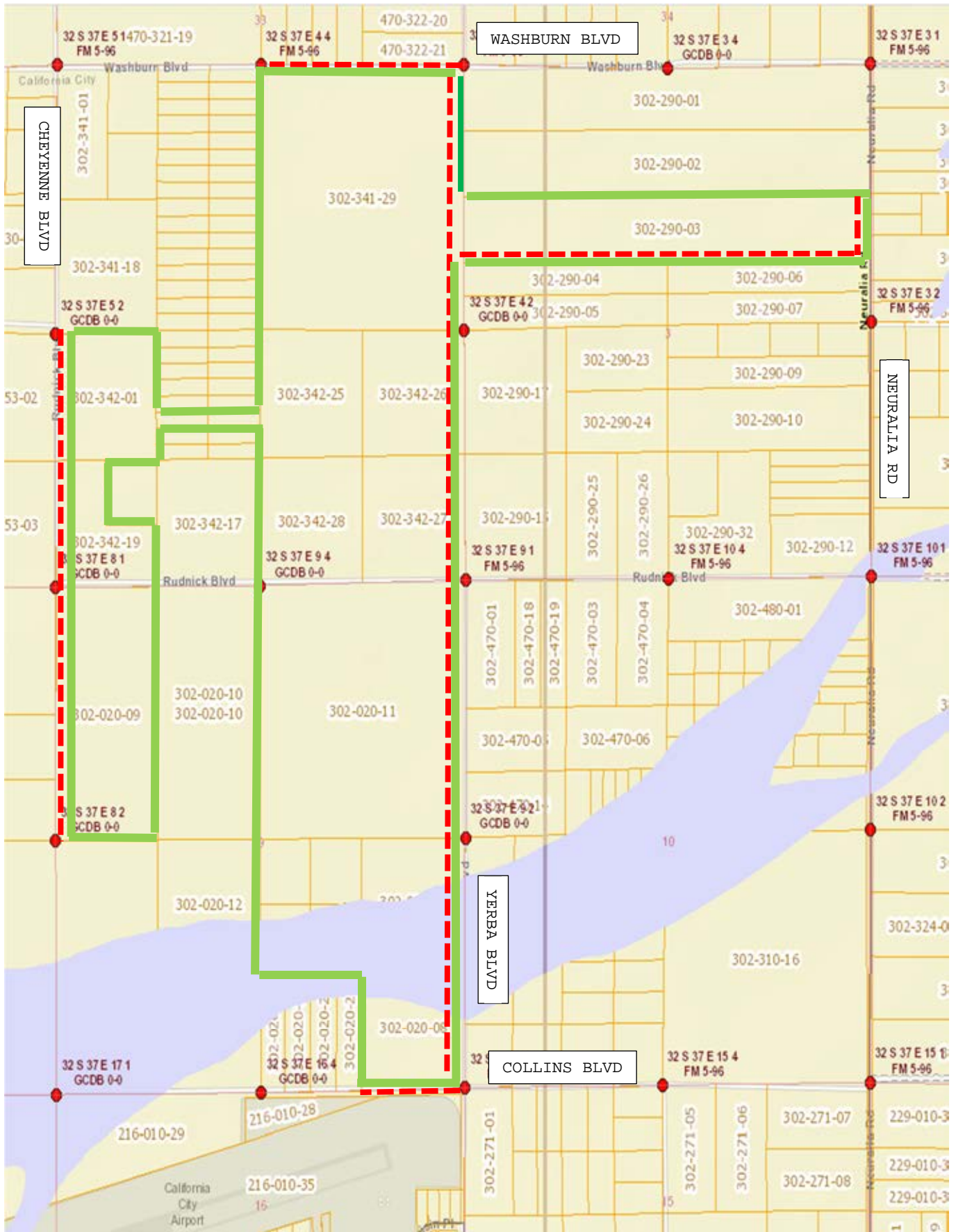
- Along the West property line of APN: 302-020-16 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the West property line of APN: 302-020-17 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the East property line of APN: 302-342-11 (mid-section line) 45-foot Irrevocable offer of Dedication.
 - Along the South property line of APN: 302-020-09 (mid-section line) 45-foot Irrevocable offer of Dedication.
17. Developer shall provide Plats and Legal Descriptions to the City for review of the irrevocable offer of dedication areas. Developer to coordinate with City Surveyor and Planning Department for acceptance of Irrevocable Offer of Dedications. The developer shall use the Irrevocable Offer of Dedication cover sheet provided by the City Engineer/Surveyor.
 18. Yerba Blvd shall be improved with HMA pavement surface, road shall be a minimum of 24 feet in width with five-foot graded shoulders from Collins Blvd. to Washburn Blvd. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 6
 19. Washburn Blvd shall be improved with HMA pavement surface, road shall be a minimum of 24 feet in width with five-foot graded shoulders from Yerba Blvd to Cheyenne Blvd. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 20. Neuralia Rd is a minor arterial and it shall be developed per Plate R2 of the City Development Standards, structural section to be designed using a Traffic Index (TI)= 9. Parkway areas per Plate R31 of City standards.
 21. Cheyenne Blvd shall be improved with HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders, from Washburn Blvd. then south to west mid-Section 9 line. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 22. Collins Blvd shall be improved with HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders in front of the property from Yerba Blvd. mid-section line Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 23. Access road on the south side of APN: 302-29-03 HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders in front of the property from Yerba Blvd. mid-section line Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5
 24. Streetlight Improvements: the developer shall install an area light at the driveway entry from public road, must operate from dusk to dawn. Streetlights may be placed in the public right-of-way or area lights illuminating driveways and their connection to public right-of-way may be placed immediately adjacent to right-of-way on private property.
 25. The developer shall submit a grading and drainage plan for the proposed site to be reviewed and approved by the City Engineer. (*on file*)

26. Developer shall provide on-site storm water retention. All storm water generated on the project site shall be retained on site. Provide storm water runoff study, for each Phase and for the Ultimate Development, for the 10-year 5-day storm event per Kern County Standards. Verify the capacity of the sump(s) 1' freeboard, where incremental drainage runoff due to the development is to be retained. Show location and detail of the overflow condition to street right of way. See Kern County Development Standards, Division 4, Chapter IX. (*on-file*)
27. Developer shall provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02. (*on-file*)
28. Developer shall provide Preliminary Soils Report to address all improvements. All improvements to include buildings/paving/concrete structural sections, utility trenches and chemical reactivity.
29. The permanent access control perimeter fence shall be comprised of a 6-foot-tall chain-link fence with three strand barbwire along the top of the fence. The bottom of the fence shall be knuckled under and shall have a 6-inch separation between the bottom of the fence and the ground, along the entire length of the fence.
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32. Developer shall provide copies of complete set of Civil on-site/off-site improvement plans signed by a California Registered Civil Engineer.
33. Developer shall provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/development-standards/division-seven-construction-security/>. The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.
34. Roads within the Project Area. Each road shall be 20 feet in width and constructed through a combination of compaction and native material removal down to 12 inches below original grade. A 12-inch layer of aggregate will then be poured and compacted to fill the road surface to native grade. Aggregate shall consist of Class II aggregate material. The final road surface shall be at original grade. All access roads to support 75,000 lb. fire apparatus. Access roads shall not have a grade of more than 10%.
35. Roadways within the CDFW 1600 jurisdictional area will require specially engineered techniques to prevent the roadbed from washing out during a 100-year flood event. All roadways within this jurisdiction shall follow specially engineered techniques.
36. All materials and equipment shall be stored within the designated staging areas and all unused materials shall be removed from the Project Area immediately following installation.
37. The distribution transformers that contain dielectric fluid (mineral oil) shall be located on concrete pads surrounded by 6-inch earthen, fiberglass or concrete containment berms/curbs. Containment areas shall be lined with an impermeable membrane covered with gravel. In

accordance with all state and federal regulations, all components shall have a comprehensive Spill Prevention, Control, and Countermeasure Plan.

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39. The Developer shall initiate a trash abatement program before starting Covered Activities and shall continue the program for the duration of the Project. Developers shall ensure that trash and food items are contained in closed, animal-proof containers and removed at least once a day to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.
40. Dust Control. Permittee shall implement dust control measures during Covered Activities to facilitate visibility for monitoring of the Covered Species by the Designated Biologist(s). The Developer shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles. Dust palliatives shall not be used in the Project Area.
41. Erosion Control Materials. The Developer shall prohibit use of erosion control materials potentially harmful to Covered Species and other species, such as monofilament netting (erosion control matting) or similar material, in the Project Area.
42. Delineation of Property Boundaries. Before starting Covered Activities, the Developer shall clearly delineate the boundaries of the Project Area with stakes or flags. Developer shall restrict all Covered Activities to within the staked or flagged areas. The Developer shall maintain all stakes and flags until the completion of Covered Activities.
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45. Hazardous Waste. In the event of a fuel or hazardous waste leak or spill, Developer shall immediately stop work and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence, or as soon as it is safe to do so. The Developer shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.
46. City Access. Developer shall provide City staff with reasonable access to the Project Area and mitigation lands under Developer control and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the approved environmental documents.
47. Refuse Removal. Upon completion of Covered Activities, Developer shall remove from the Project Area and properly dispose of all temporary fill and construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes.
48. Developers shall prohibit the use of herbicides, pesticides, and rodenticides in the Project Area.

49. As Built Development Plans. The Developer shall submit as-built development plans to the City sixty (60) days after completing all construction activities. The as built plans sheets shall delineate and quantify the extent of permanent Project features, including roads, utilities and all other facilities and features associated with the Project. The as-built plans shall include an estimate of the permanent disturbance during construction by highlighting the estimated disturbance areas on the as-built plan sheets. The plan scale shall be 1":250' (one inch to 250 feet) or smaller. Plans shall be prepared from survey data acquired after Project construction and shall be verified by the Designated Biologist(s). Submit as built plans in PDF or AutoCAD electronic format.



Required road improvements. 

ATTACHMENT 3

BHT ENGINEERING, INC. Civil Engineering & Construction Management

Page 1 of 7

REDLINED INITIAL SPR ENGINEERING CONDITIONS OF APPROVAL

DATE: FEB 09, 2024

BHT JOB# 22400.32

LOCATION: City of California City

Tract/DRC# SPR 22-44 SOLV ENERGY – 69SV LLC - formerly Kudu Solar

To facilitate rechecking, please identify next to each listed item below, the sheet of the plans upon which the corrections have been made. It is the applicant's responsibility to assemble and provide a complete set of plans for final approval.

The approval of plans does not permit violation of any section of the Building Code or other City, County Ordinances or State/Federal law. The following list does not necessarily include all errors and omissions.

1. This project is conditioned upon the Developer defending, indemnifying, and holding harmless the City, its agents, officers, consultants, and /or employees. (Add this note to cover sheets of construction plans).
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards, and policies.
4. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
5. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
6. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access were required). Plans sections and details to show compliance.
9. The project shall comply with East Kern Air Pollution Control District (661-862-5250) and City regulations regarding the reduction of air emissions resulting from the project. Provide letter of authorization to construct and compliance with PM10 (fugitive dust) regulation.

10. The Developer shall provide documentation from the Division of Oil and Gas addressing the proximity of abandoned well locations. Any structures or roadways shall be set back per requirements of the Division of Oil and Gas. (661-322-4031).

11. Developer shall comply with requirements contained in CFR Title 14 Part 77- Safe, Efficient use, and Preservation of the Navigable Airspace. Provide Federal Aviation Administration consultation letter of approval, "Determination of No Hazard to Air Navigation".

~~11.12.~~ disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.

~~12.13.~~ The Developer Shall provide Dust Control Plan per California City Municipal Code Ordinance: Title 6, Chapter 6 (Land Clearing Activities).

~~13.14.~~ All improvements shall comply with current City of California City and Kern County Development Standards.

~~14.15.~~ Prior to development the property corners shall be set by a licensed land surveyor and engineer licensed prior to 1982. A Record of Survey shall be processed and recorded through Kern County Surveying Department. Depending upon the final site plan building layout a lot of line adjustment, or parcel merger might be required.

~~15. Developer shall comply with requirements contained in CFR Title 14 Part 77 - Safe, Efficient use, and Preservation of the Navigable Airspace. Provide Federal Aviation Administration consultation letter of approval, "Determination of No Hazard to Air Navigation".~~

Final building plans shall show pedestrian access pathways or easements for persons with

16. Developer to provide an Irrevocable Offer of Dedication to the City as follows:

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- Along Yerba Blvd (section line) 55-foot Irrevocable offer of Dedication.
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- Along Cheyenne Blvd (section line) 55-foot Irrevocable offer of Dedication.
- Along the South property line of APN: 302-290-03 (Local Road) a minimum of a 40- foot Irrevocable offer of Dedication, ~~Improvement along this south line per city standards.~~
- Along the North property line of APN: 302-342-01 (mid-section line) 45-foot Irrevocable offer of Dedication.
- Along the West property line of APN: 302-341-29 (mid-section line) 45-foot Irrevocable offer of Dedication.
- ~~Along the West property line of APN: 302-342-25 (mid-section line) 45-foot Irrevocable offer of Dedication.~~
- ~~Along the West property line of APN: 302-342-28 (mid-section line) 45-foot Irrevocable offer of Dedication.~~
- Along the West property line of APN: 302-020-11 (mid-section line) 45-foot Irrevocable offer of Dedication.

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~~Yerba Blvd shall be improved with HMA pavement surface, road shall be a minimum of 24 feet in width with five-foot graded shoulders from Collins Blvd. to Washburn Blvd. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 6~~

~~18. Yerba Blvd shall be improved with a road base that is 24 feet in width from Collins Blvd. to Washburn Blvd. An additional fee in lieu payment of one (1) million dollars will be paid to the City.~~

~~19. 18.~~

~~20. Washburn Blvd shall be improved with HMA pavement surface, road shall be a minimum of 24 feet in width with five-foot graded shoulders from Yerba Blvd to Cheyenne Blvd. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5~~

~~21. Neuralia Rd is a minor arterial and it shall be developed per Plate R2 of the City Development Standards, structural section to be designed using a Traffic Index (TI)= 9. Parkway areas per Plate R31 of City standards.~~

~~22. Cheyenne Blvd shall be improved with HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders, from Washburn Blvd. then south to west mid-Section 9 line. Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5~~

~~23. Collins Blvd shall be improved with HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders in front of the property from Yerba Blvd. mid-section line Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5~~

~~24. Access road on the south side of APN: 302-29-03 HMA pavement surface roads shall be a minimum of 24 feet in width with five-foot graded shoulders in front of the property from Yerba Blvd. mid-section line Per Plate R18 of City standards. Structural section to be designed using a Traffic Index (TI)= 5~~

~~25. 19. Streetlight Improvements: the developer shall install an area light at the driveway entry from public road, must operate from dusk to dawn. Streetlights may be placed in the public right-of-way or area lights illuminating driveways and their connection to public right-of-way may be placed immediately adjacent to right-of-way on private property.~~

~~26. The developer shall submit a grading and drainage plan for the proposed site to be reviewed~~

and approved by the City Engineer. *(on file)*

~~27-20.~~

~~28-21.~~ Developer shall provide on-site storm water retention. All storm water generated on the project site shall be retained on site. Provide storm water runoff study, for each Phase and for the Ultimate Development, for the 10-year 5-day storm event per Kern County Standards. Verify the capacity of the sump(s) 1' freeboard, where incremental drainage runoff due to the development is to be retained. Show location and detail of the overflow condition to street right of way. See Kern County Development Standards, Division 4, Chapter IX. *(on-file)*

~~29. Developer shall provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02. (on-file)~~

~~30-22.~~ Developer shall provide Preliminary Soils Report to address all improvements. All improvements to include buildings/paving/concrete structural sections, utility trenches and chemical reactivity.

~~31-23.~~ The permanent access control perimeter fence shall be comprised of a 6-foot-tall chain-link fence with three strand barbwire along the top of the fence. The bottom of the fence shall be knuckled under and shall have a 6-inch separation between the bottom of the fence and the ground, along the entire length of the fence.

~~32. The developer shall be responsible for the installation of streetlights, signs, street striping, stop signs, or any other traffic safety devices as required by the City Standards and City Engineer.~~

~~33-24.~~ Developer shall provide calculations per 2019 California Building Code and ASCE 7-10 for 8' masonry wall/chain link fence. All footings shall be clear of City's road right-of-way and property lines. Masonry walls shall be sealed with an approved anti-graffiti sealer.

~~34-25.~~ Developer shall provide copies of complete set of Civil on-site/off-site improvement plans signed by a California Registered Civil Engineer.

~~35-26.~~ Developer shall provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/development-standards/division-seven-construction-security/>.

The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.

~~36-27.~~ Roads within the Project Area. Each road shall be 20 feet in width and constructed as shown on Civil Improvement Plans prepared by Kimley-Horn and Associates, Inc. through a combination of compaction and native material removal down to 12 inches below original grade. A 12-inch layer of aggregate will then be poured and compacted to fill the road surface to native grade. Aggregate shall consist of Class II aggregate material. The final road surface shall be at original grade. All access roads to support 75,000 lb. fire apparatus. Access roads shall not have a grade of more than 10%.

~~37-28.~~ Roadways within the CDFW 1600 jurisdictional area will require specially engineered techniques to prevent the roadbed from washing out during a 100-year flood event. All roadways within this jurisdiction shall follow specially engineered techniques.

~~38-29.~~ All materials and equipment shall be stored within the designated staging areas and all

unused materials shall be removed from the Project Area immediately following installation.

- ~~39.~~ The distribution transformers that contain dielectric fluid (mineral oil) shall be ~~located on concrete pads surrounded by 6-inch earthen, fiberglass or concrete containment berms/curbs. Containment areas shall be lined with an impermeable membrane covered with gravel.~~
~~40.~~~~30.~~ accordance with all state and federal regulations, all components shall have a comprehensive Spill Prevention, Control, and Countermeasure Plan.
- ~~41.~~~~31.~~ LSA Agreement Compliance: Developer shall implement and adhere to the mitigation measures and conditions related to the Covered Species in the Lake and Streambed Alteration Agreement (LSAA) for the Project executed by CDFW pursuant to Fish and Game Code section 1600 et seq.
- ~~42.~~~~32.~~ The Developer shall initiate a trash abatement program before starting Covered Activities and shall continue the program for the duration of the Project. Developers shall ensure that trash and food items are contained in closed, animal-proof containers and removed at least once a day to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.
- ~~43.~~~~33.~~ Dust Control. Permittee shall implement dust control measures during Covered Activities to facilitate visibility for monitoring of the Covered Species by the Designated Biologist(s). The Developer shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles. Dust palliatives shall not be used in the Project Area.
- ~~44.~~~~34.~~ Erosion Control Materials. The Developer shall prohibit use of erosion control materials potentially harmful to Covered Species and other species, such as monofilament netting (erosion control matting) or similar material, in the Project Area.
- ~~45.~~~~35.~~ Delineation of Property Boundaries. Before starting Covered Activities, the Developer shall clearly delineate the boundaries of the Project Area with stakes or flags. Developer shall restrict all Covered Activities to within the staked or flagged areas. The Developer shall maintain all stakes and flags until the completion of Covered Activities.
- ~~46.~~~~36.~~ Developer shall restrict Project-related vehicle traffic to established roads, staging, and parking areas. The Developer shall ensure that vehicle speeds do not exceed 15 miles per hour to avoid Covered Species on or traversing the roads.
- ~~47.~~~~37.~~ Staging Areas. The Developer shall confine all Project-related parking, storage areas, laydown sites, equipment storage, and any other surface disturbing activities to the designated staging areas.

~~48-38.~~ Hazardous Waste. In the event of a fuel or hazardous waste leak or spill, Developer shall immediately stop work and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence, or as soon as it is safe to do so. The Developer shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.

~~49-39.~~ City Access. Developer shall provide City staff with reasonable access to the Project Area and mitigation lands under Developer control and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the approved environmental documents.

~~50-40.~~ Refuse Removal. Upon completion of Covered Activities, Developer shall remove from the Project Area and properly dispose of all temporary fill and construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes.

~~41.~~ Developers shall prohibit the use of herbicides, pesticides, and rodenticides in the Project Area. ~~As-Built Development Plans. The Developer shall submit as-built development plans to the City sixty (60) days after completing all construction activities. The as-built plans sheets shall delineate and quantify the extent of permanent Project features, including roads, utilities and all other facilities and features associated with the Project. The as-built plans shall include an estimate of the permanent disturbance during construction by highlighting the estimated disturbance areas on the as-built plan sheets. The plan scale shall be 1":250' (one inch to 250 feet) or smaller. Plans shall be prepared from survey data acquired after Project construction and shall be verified by the Designated Biologist(s). Submit as-built plans in PDF or AutoCAD electronic format.~~

ATTACHMENT 4

**CITY OF CALIFORNIA CITY
ENGINEER'S COST ESTIMATE
YERBA BLVD. ROAD CONSTRUCTION
APPROX. LENGTH 10,670 FT X 24 FT WIDE
FROM COLLINS BLVD TO WASHBURN BLVD.**

Prevailing wages

ITEM NO.	ITEM CODE	UNIT OF MEASURE	EST. QUANTITY	COST PER UNIT	TOTAL COST
1	SITE CLEARING, GRUBBING, GRADING AND HAUL OFF EXCESS MATERIAL	C.Y.	7,114	\$ 28.00	\$ 199,192.00
2	INSTALL 6-IN AGGREGATE BASE COMPACTED TO 95%	TONS	8,323	\$ 62.00	\$ 516,026.00
3	INSTALL 3-IN TYPE "A" HOT MIX ASPHALT	TONS	4,802	\$ 124.00	\$ 595,448.00
4	5-FT WIDE SHOULDERS GRADING COMPACTED AT 90%	C.Y.	2,964	\$ 20.00	\$ 59,278.00
5	STRIPING AND SIGNAGE	L.S.	1	\$ 42,000.00	\$ 42,000.00
6	PRECONSTRUCTION BIOLOGICAL SURVEY	L.S.	1	\$ 18,000.00	\$ 18,000.00
7	TEMPORARY TRAFFIC CONTROL	L.S.	1	\$ 20,000.00	\$ 20,000.00

Sub-Total: \$ 1,449,944.00

Contingency (10%): \$ 144,994.00

Construction Subtotal: \$ 1,594,938.00

Preliminary Engineering/Geotechnical Report \$ 191,393.00

Construction Management/Compaction Testing \$ 207,342.00

Construction Total: \$ 1,993,673.00

UPDATED: 06/17/2024

BY: RHP

ATTACHMENT 5



**City of California City
 Building Department
 21000 Hacienda Blvd
 California City, CA 93505**

California City's Design Criteria for Commercial Structures

This information is based off of 2022 CBSC

Ground Snow Load	5 PSF
Wind Design Speed ^d (mph)	120 for Risk Category I Structures
Wind Design Speed ^d (mph)	130 for Risk Exposure "C"
Wind Design Speed ^d (mph)	135 for Risk Category III Structures
Topographic effects ^k	Yes
Special wind region ^l	Yes
Seismic Design Category ^f	D1
Windborne debris zone ^m	Yes
Subject to Damage From:	
Weathering ^a	Negligible
Frost line depth ^b	12"
Termite ^c	Very Heavy
Winter Design Temp ^e	40°F
Ice barrier Underlayment Required ^h	No
Flood Hazards ^g :	
Date of entry into Flood Insurance Program	April 15, 1977
Date of Flood Insurance Study	September 26, 2008
Flood Panel Number (dated 9/26/2008)	2550, 2575, 2920, 2925, 2935, 2939, 2940, 2943, 2945, 2955, 2960, 2965, 2970, 2980, 2985, 2990, 2995, 3285, 3310, 3325, 3326, 3327, 3328, 3329, 3331 and 3350
Air Freezing Index ⁱ	30%
Mean Annual Temperature ^j	70°F
Roof Live Load	20 PSF
Climate Zone	14
Fire Zone	299
Lighting Zone	3

ATTACHMENT 6

Resolution No _____
APPROVING ENGINEERING CONDITIONS OF APPROVAL
FOR SITE PLAN REVIEW SPR 22-44 ASSOCIATED WITH
CUP 19-04/SPR 22-44 SOLV ENERGY
FORMERLY KUDU SOLAR

WHEREAS, Solv Energy also known as 8Minute Solar/Kudu Solar (69SV 8ME LLC) has proposed the Solv En on August 16, 2022ergy Solar Project located partially in the City of California City ("City") north of the Airport; and

WHEREAS, the project would be allowed at its proposed location subject to approval of a Site Plan and Initial Conditions of Approval; and

WHEREAS, the County of Kern, acting as Lead Agency for the project, did prepare an Environmental Impact Report (EIR) to evaluate the environmental impacts of the project and did on March 29, 2022, certify such EIR, and

WHEREAS, the City of California City Planning Commission certified the EIR and Mitigation Monitoring and Reporting Program (MMRP) on August 16, 2022 to evaluate and monitor the environmental impacts of the project; and

WHEREAS, the City Council has found that the site plan and the Revised Initial Engineering Conditions of approval comply with the City zoning ordinance and other applicable regulations, and that it promotes the health, safety, and general welfare of the community; and

WHEREAS, the City Council recommends approval of the site plan (SPR 22-44) and Revised Initial Engineering Conditions of approval subject to certain conditions to ensure compliance with all applicable standards and requirements as described in the Revised Initial Engineering Conditions of Approval (Attachment 3); and

WHEREAS, the document titled "Revised Initial Engineering Conditions of Approval," (Attachment 3) dated 02-09-2024, and prepared by BHT Engineering (the "Referenced Document"), contains additional details and conditions pertinent to the site plan and is hereby incorporated by reference into this resolution.

WHEREAS, upon discussion and consideration, public testimony and the analysis provided in the project staff report, the City Council has determined that the project is consistent with the provisions of the City's General Plan and Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

SECTION 1: Findings. Based on the full record of the project review the City Council hereby finds, determines, and declares as follows:

1. A duly noticed public hearing has been conducted by the Planning Commission to consider Site Plan Review 22-44 as part of CUP 19-04.
2. There are circumstances or conditions applicable to the land, structure or use making the granting of a permit necessary for the preservation and enjoyment of a substantial property right. Sec. 9-2.2501(f).
3. The proposed location of the conditional use is in accordance with the objectives of the General Plan and the purposes of the zone district where

the properties are located. Sec. 9- 2.2501(f) the proposed permit complies with Title 9, Chapter 2 “Zoning” of the California City Municipal Code. Sec. 9-2.2501(f).

4. The permit may be revocable, granted for a limited time period, or may be granted subject to such conditions as the Commission may prescribe. Conditions of approval necessary to protect the public health, safety and general welfare shall be stated in a resolution approving the permit. Sec. 9-2.2501(f).

Section 2. The City Council hereby approves the Revised Initial Engineering Conditions of Approval (attachment 3) for SPR 22-44 for the Solv Energy Solar Project subject to the following conditions of approval:

1. Applicant shall defend and indemnify the City, its agents, officers and employees from any claim, action, liability or proceeding that seeks to attack, set aside, void or annul the Project or any of the proceedings, acts or determinations taken, done or made as a result of City’s processing and approval of the Project. Applicant’s obligation to defend and indemnify under this Agreement shall apply to any lawsuit or challenge alleging failure to comply with the requirements of any federal, state, or local law, including but not limited to general plan and zoning requirements and the California Environmental Quality Act. Applicant’s obligations under this Agreement shall include, but not be limited to, payment of all court costs and attorney fees, all litigation-related costs, all costs of judgments and awards against the City, and all settlement costs, which arise out of City’s processing and approval of the Project.
2. The City shall notify the applicant promptly of any claim, action or proceeding and reasonably cooperate in the defense. Upon receipt of such notification, Applicant shall assume the defense of the claim, action, or proceeding, including the employment of counsel satisfactory to City, which approval shall not be unreasonably withheld. In the event of a disagreement between the City and applicant over litigation issues, City shall have the authority to control the litigation and make litigation decisions, including but not limited to, settlement or other disposition of the matter. If City reasonably determines that having common counsel would create a conflict of interest, or if applicant fails to promptly assume the defense of the claim, action, or proceeding or to promptly employ counsel satisfactory to City, then City may hire counsel for its own defense, and applicant shall pay the reasonable attorney fees and costs of such counsel within 30 days after receiving an itemized invoice. Applicant shall further pay for all costs and fees related to any additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents.
3. Site Plan Review SPR 22-44 authorizes the construction and operation of a solar photovoltaic (PV) electrical power generation facility generating up to 500 megawatts of renewable electrical energy and 600-megawatt hours (MWh) of energy storage on approximately 1,281.53 acres in the O/RA Zoning District (Open Space Residential Agriculture Zone).

4. Any additional on-site development or expansion activities beyond those items described in the staff report and certified Final Environmental Impact Report associated with initial approval of this site plan, and which are deemed to be more intensive by the California City Planning Director or designee, shall be subject to review and approval and may entail further environmental review. Approval of such development or expansion activities may also require modification of the permit or the approval of a new conditional use permit at the discretion of the City Planning Director or designee.
5. As referenced in the Project EIR, the applicant shall pay the CIC Fee of \$435,000 to the City at the time of issuance of the first building permit. The additional sum of \$1,600,000 in lieu of street improvements to be paid to the City to be used for off-road emergency response apparatus is payable before the issuance of building permits. Any subsequent payments shall also be paid at the time of future building permit issuance.
6. Building permits must be obtained by the Project applicant prior to start of construction.
7. Prior to the issuance of grading and building permits, the applicant shall submit documentation of the following:
 - a) The Project proponent shall document compliance with all applicable mitigation measures as identified in the approved Mitigation Measure Monitoring Program (MMRP).
 - b) Fire flows, fire protection facilities, and access ways shall be as required and subject to review and approval by the City Fire Department and coordinated with the Kern County Fire Department.
 - c) A plan for the disposal of drainage waters originating on-site and from adjacent road rights-of-way shall be subject to review and approval by the City Engineer. Easements or grant deeds shall be conveyed to the City for drainage purposes or access thereto, as deemed necessary by the City Engineer.
 - d) The Project shall conform to all the requirements and provisions of the California City Municipal Code Title 8, Chapter 11 Flood Damage Prevention Ordinance.
 - e) The Project applicant shall consult with the City Engineer/ Public Works Department and if required, obtain an encroachment permit, at locations to be designated by the Public Works Department, to construct paved private road approaches to prevent damage to publicly maintained roads. Any required improvements shall comply with Municipal Code requirements and adopted standard details and shall be

performed by the Project applicant at no cost to the City.

- f) All survey monuments shall be tied out by a licensed land surveyor. A corner record for each monument or record of survey shall be submitted by the Project applicant to the County Surveyor for the review and processing per 8771 of the Professional Land Surveyor's Act.
8. Prior to final inspection signoff and occupancy approval, the following conditions shall be completed and shall be continuously maintained by the Project applicant and subject periodic inspection by the building inspector while this permit is active:
- a) All easements shall be kept open, clear, and free from buildings and structures of any kind. All obstructions, including utility poles and lines, trees, pole signs, or similar obstructions, shall be removed from the ultimate road rights-of-way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.
 - b) All parking, staging and maneuvering areas for vehicles and construction equipment shall be treated in a manner to continuously prevent blowing dust.
 - c) Any Project related signs on or off the premises shall be approved by the Planning Director or designee prior to installation.
 - d) Any areas devoted to outside storage shall be treated with a dust binder or other dust control measure, as approved by the California City Planning Director or designee.
9. This use permit shall become null and void if the use authorized has not been activated within a two (2) year period of time of the approval of said permit, unless an extension of time has been granted by the decision-making authority, upon written request before expiration of the two (2) year period.
10. The City Council may revoke this permit for violation(s) of the City Municipal Code or failure to comply with the permit conditions. The Planning Director shall send Notice of revocation to the persons responsible for compliance. The same notice and hearing procedure shall be used for revocation as for consideration of a permit. The Council shall consider the revocation. The Council may revoke the permit or take such action as may be necessary to ensure compliance.
11. Prior to submittal of plans for building permit plan check, the project applicant shall provide irrevocable offers of dedication for road right of ways to the City along section and midsection lines within the Project boundary limits as determined necessary by the City Engineer. Offers of dedication may be submitted with each corresponding phase of construction and Irrevocable offers of dedication of right of way, or similar instrument, for section or mid-section lines will be required prior to the issuance of building permits for each phase of the project construction that

borders section or mid-section lines. However, City acknowledges and agrees to work with Developer to allow for Developer's transmissions lines (overhead and underground) via easements, encroachments or other type of crossing agreements for instance where such lines cross section and mid-section lines. permit application.

This Resolution was approved on 23 July 2024 by the following vote:

AYES:

NOES:

ABSENT:

Kelly Kulikoff, Mayor

ATTEST:

APPROVED AS TO FORM:

Daryl Betancur, City Clerk

Victor Ponto, City Attorney

ATTACHMENT 7

CIVIL IMPROVEMENT PLAN - ISSUED FOR PERMIT - SEPTEMBER 29, 2023

Plotted By: Grego, Ryan. Street Set: kha. Layout: CLO. September 29, 2023. 11:08:04am. K:\LAV_Civil\192017015-Eland II Solar\CAD_Exhibits\20230927 - Scour\ElandII_Scour.dwg
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LEGEND

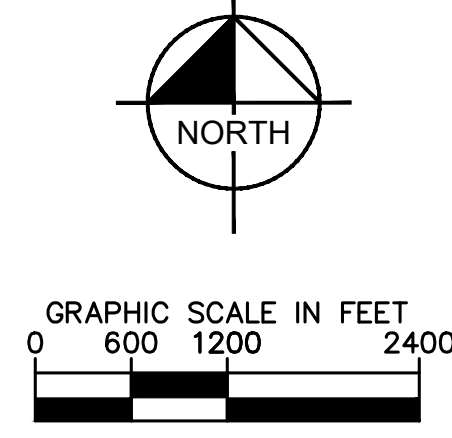
	SECTION LINE
	PROPERTY LINE
	JURISDICTIONAL BOUNDARY LINE
	RIGHT-OF-WAY LINE
	SETBACK
	EASEMENT LINE
	EXISTING RAILROAD
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING COMMUNICATION LINE
	EXISTING TORTOISE FENCE
	EXISTING FENCE
	EXISTING WETLAND
	WETLAND BUFFER
	PROPOSED TORTOISE FENCE
	PROPOSED SECURITY FENCE
	PROPOSED COMPACTED NATIVE ACCESS ROAD
	MATERIALS LAYDOWN AREA
	LOW WATER CROSSING
	PROPOSED ARRAY BLOCK OUTLINE
	LIMITS OF DISTURBANCE
	FEMA FLOODPLAIN BOUNDARY

GENERAL NOTES:

1. PHOTOVOLTAIC PANELS, INVERTERS, AND INTERCONNECTION EQUIPMENT LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT PER DRAWINGS BY ELECTRICAL ENGINEER.

SCOUR DEPTH LEGEND

	1.0' - 1.5'
	1.5' - 2.0'
	2.0' - 3.0'
	>3.0'



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CIVIL IMPROVEMENT PLAN - ISSUED FOR PERMIT - SEPTEMBER 29, 2023

Plotted By: G. Ryan, Street Set: 0.00, Layout: C1.1, September 29, 2023, 11:08:34am, K:\LAV_Civil\192017015-Eland II Solar\CAD_External\20230927 - Scour\Eland II Scour.dwg
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LEGEND

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	PROPERTY LINE
	JURISDICTIONAL BOUNDARY LINE
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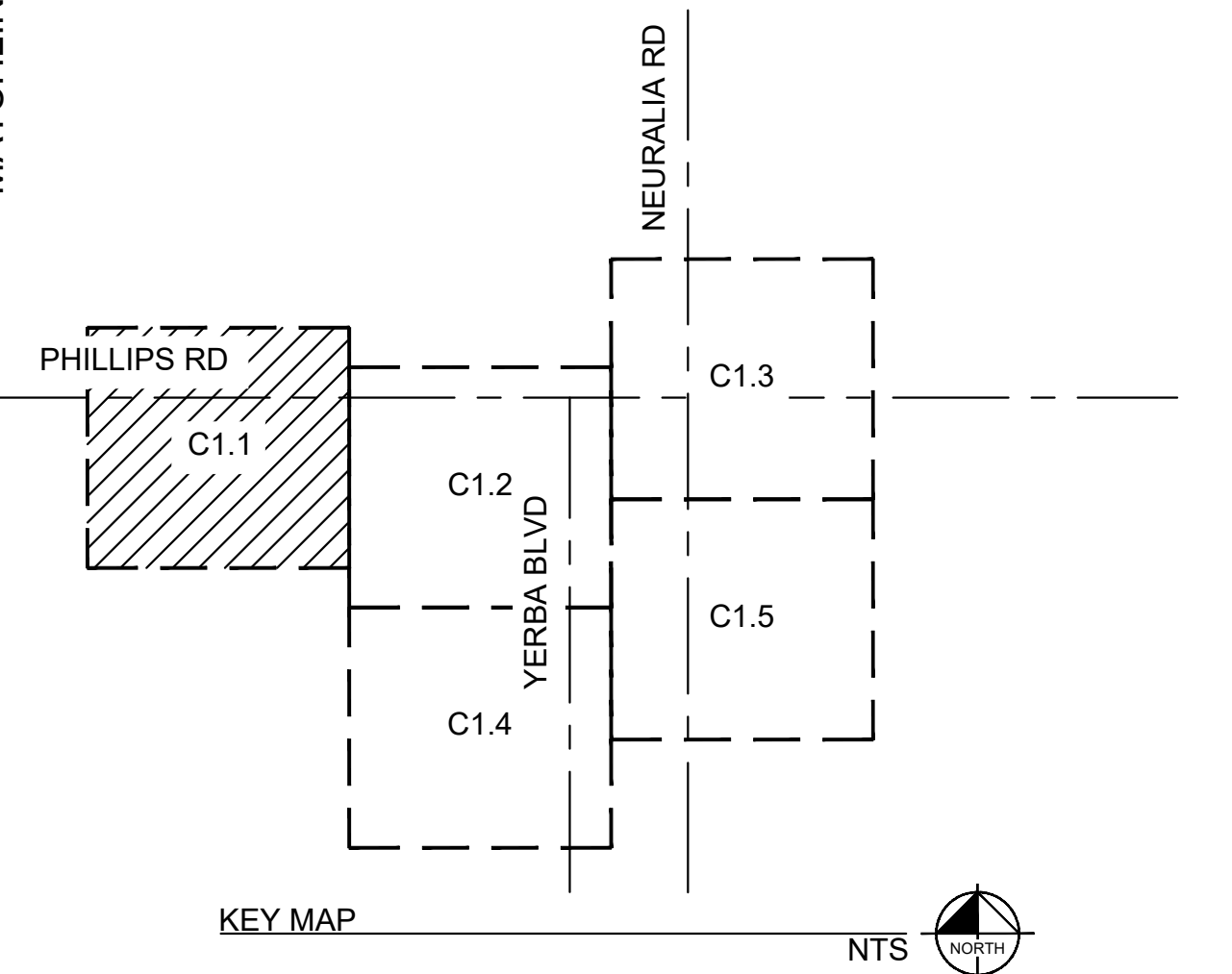
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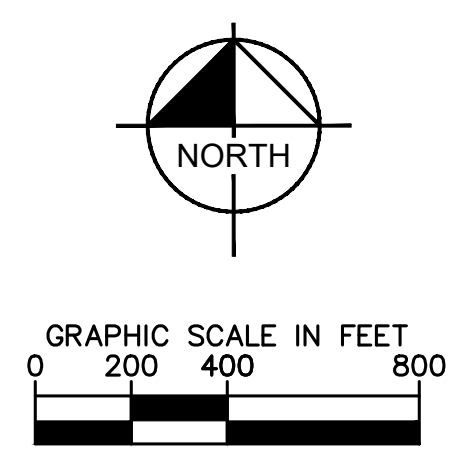
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MATCHLINE - SEE SHEET C1.2



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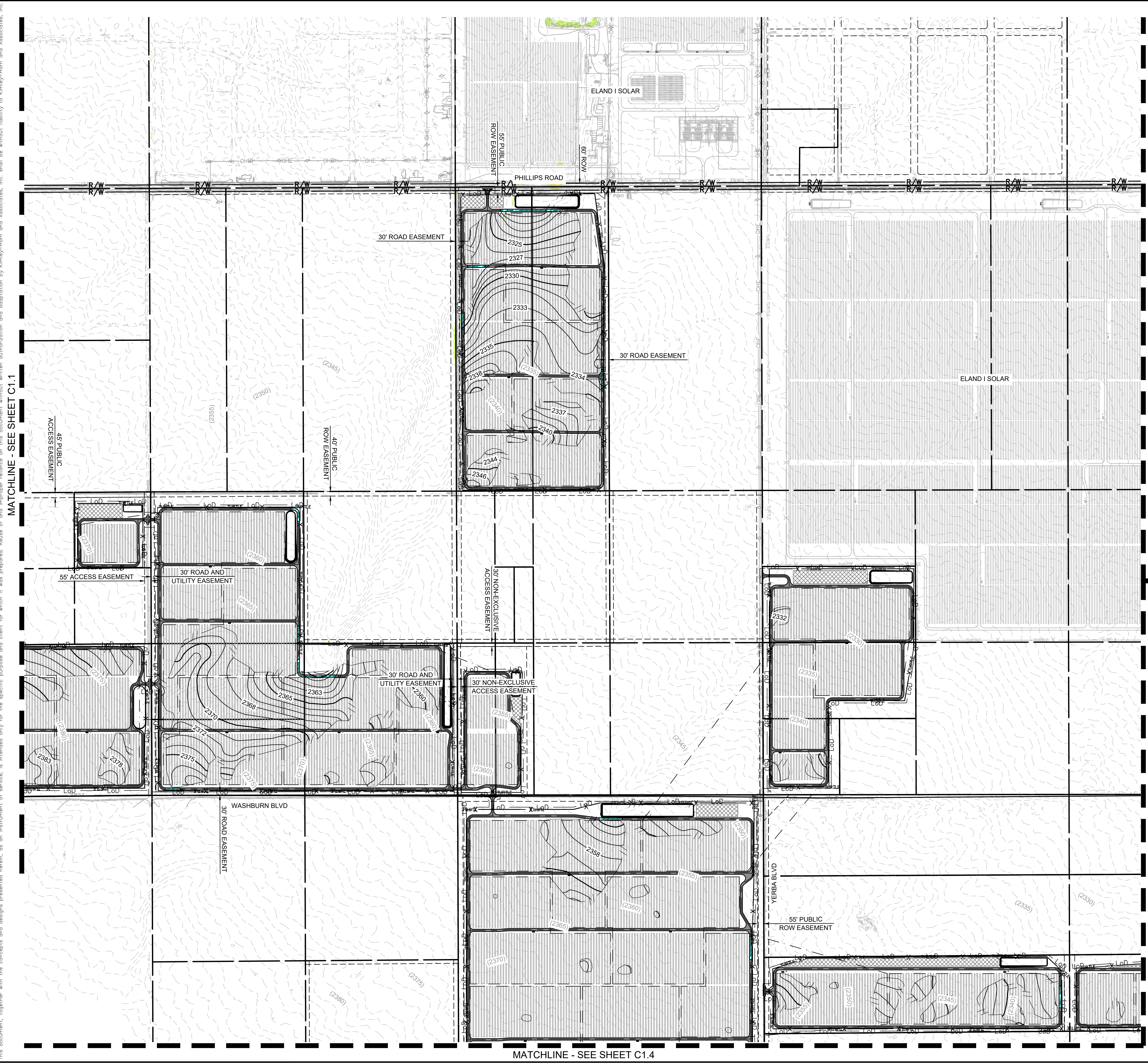
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	DATE REVISIONS No.				

CIVIL IMPROVEMENT PLAN - ISSUED FOR PERMIT - SEPTEMBER 29, 2023

Plotted By: Grego, Ryan. Street Set: kha. Layout: C1.2. September 29, 2023. 11:09:10am. K:\LA\Civil\192017015-Eland II Solar\AAD\Exhibits\20230927 - Scour\ElandII_Scour.dwg
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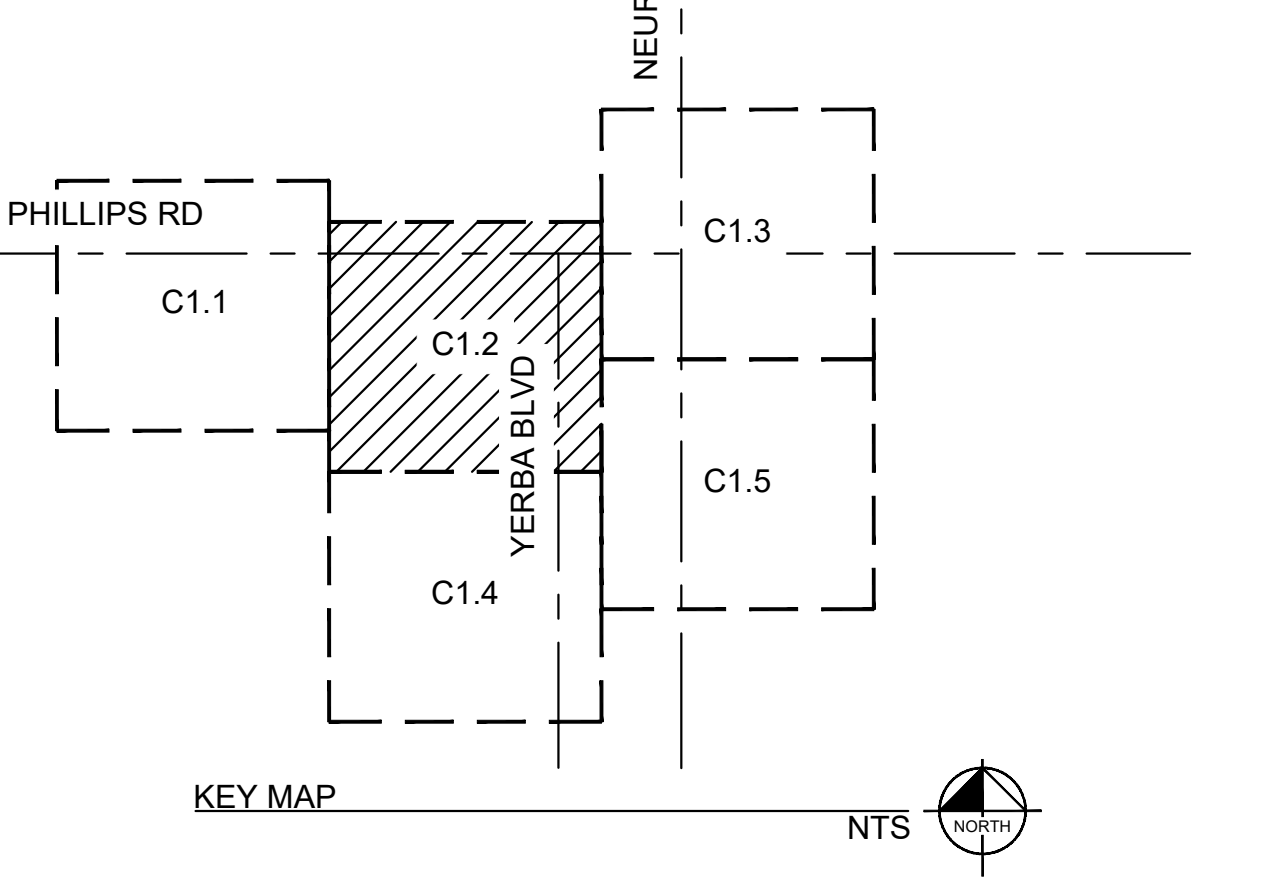
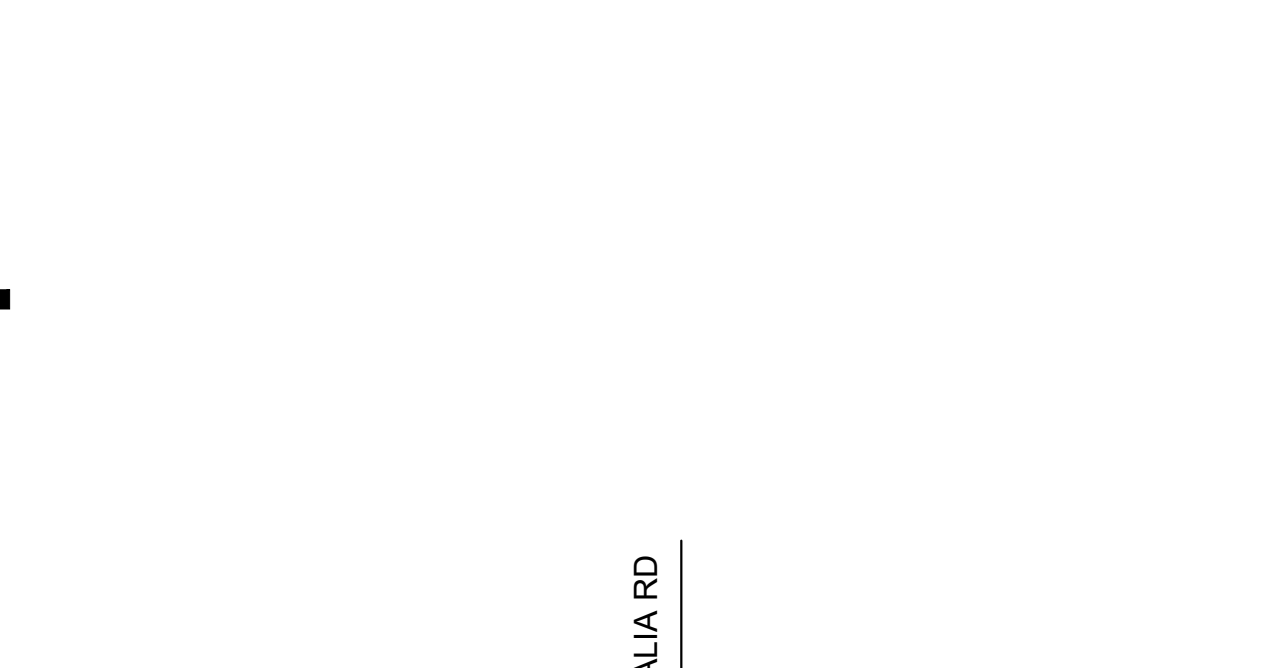
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SCOUR DEPTH LEGEND

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MATCHLINE - SEE SHEET C1.1

MATCHLINE - SEE SHEET C1.3

MATCHLINE - SEE SHEET C1.5

MATCHLINE - SEE SHEET C1.4

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		SCOUR MAP					
200 MWAC ELAND II SOLAR FACILITY (AKA KUDU) KERN COUNTY, CA	SHEET NUMBER C1.2	REVISIONS No. _____ DATE _____					

CIVIL IMPROVEMENT PLAN - ISSUED FOR PERMIT - SEPTEMBER 29, 2023

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MATCHLINE - SEE SHEET C1.5



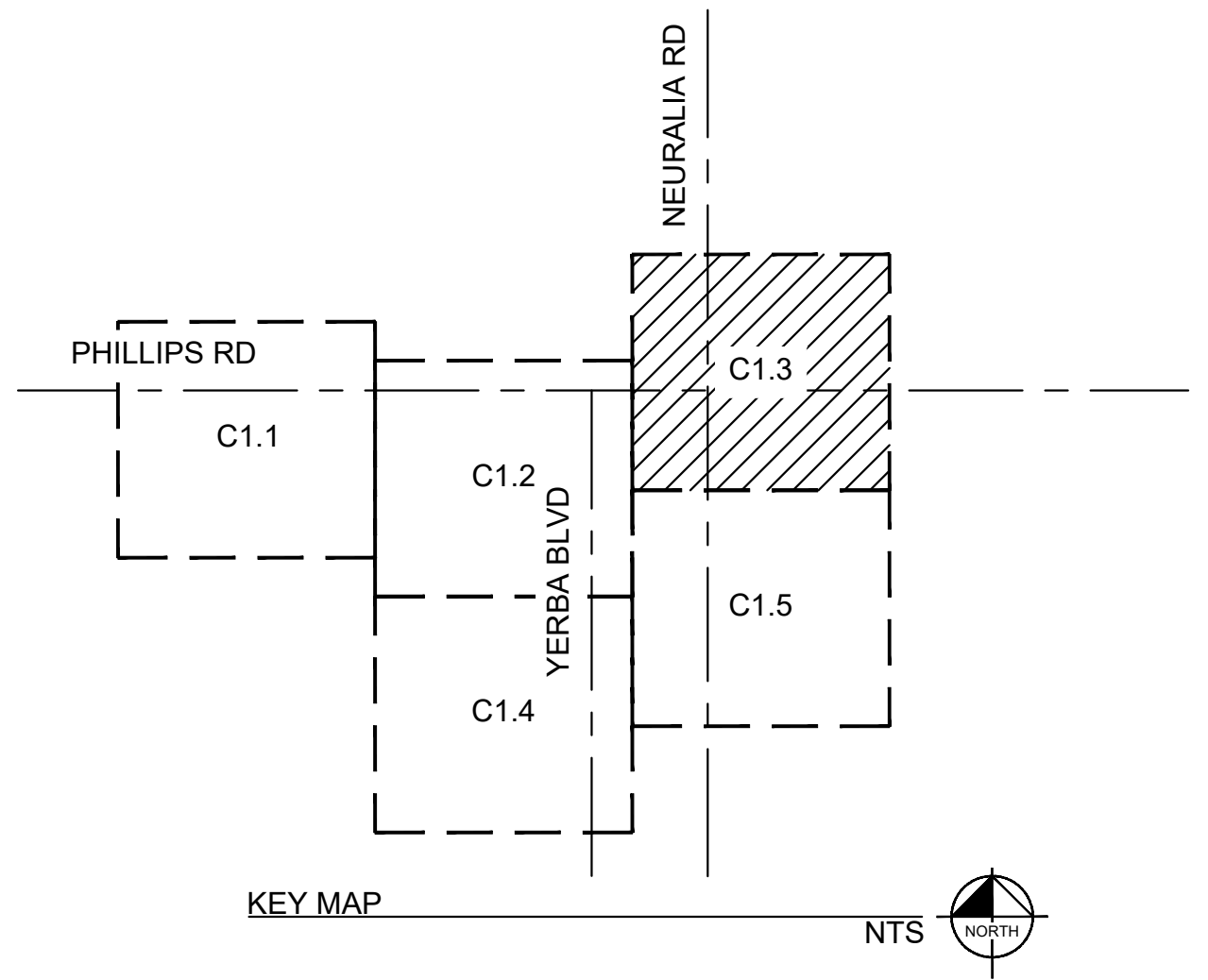
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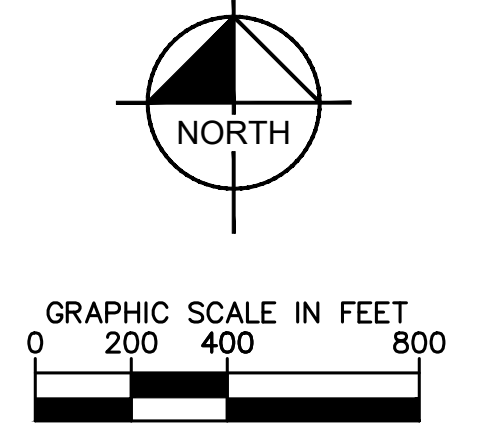
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	KHA PROJECT 192017015 DATE 09/29/2023 SCALE AS SHOWN DESIGNED BY NEL DRAWN BY AMC CHECKED BY CRJ
NOT FOR CONSTRUCTION	
SCOUR MAP	
200 MWAC ELAND II SOLAR FACILITY (AKA KUDU) KERN COUNTY, CA	
SHEET NUMBER C1.3	

CIVIL IMPROVEMENT PLAN - ISSUED FOR PERMIT - SEPTEMBER 29, 2023

Plotted By: Grego, Ryan, Street Set: 8/20, Layout: C1.4, September 28, 2023, 11:09:58am, K:\LAV_Civil\192017015-Eland II Solar\CAD_Exhibits\20230927 - Scour\ElandII_Scour.dwg
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LEGEND

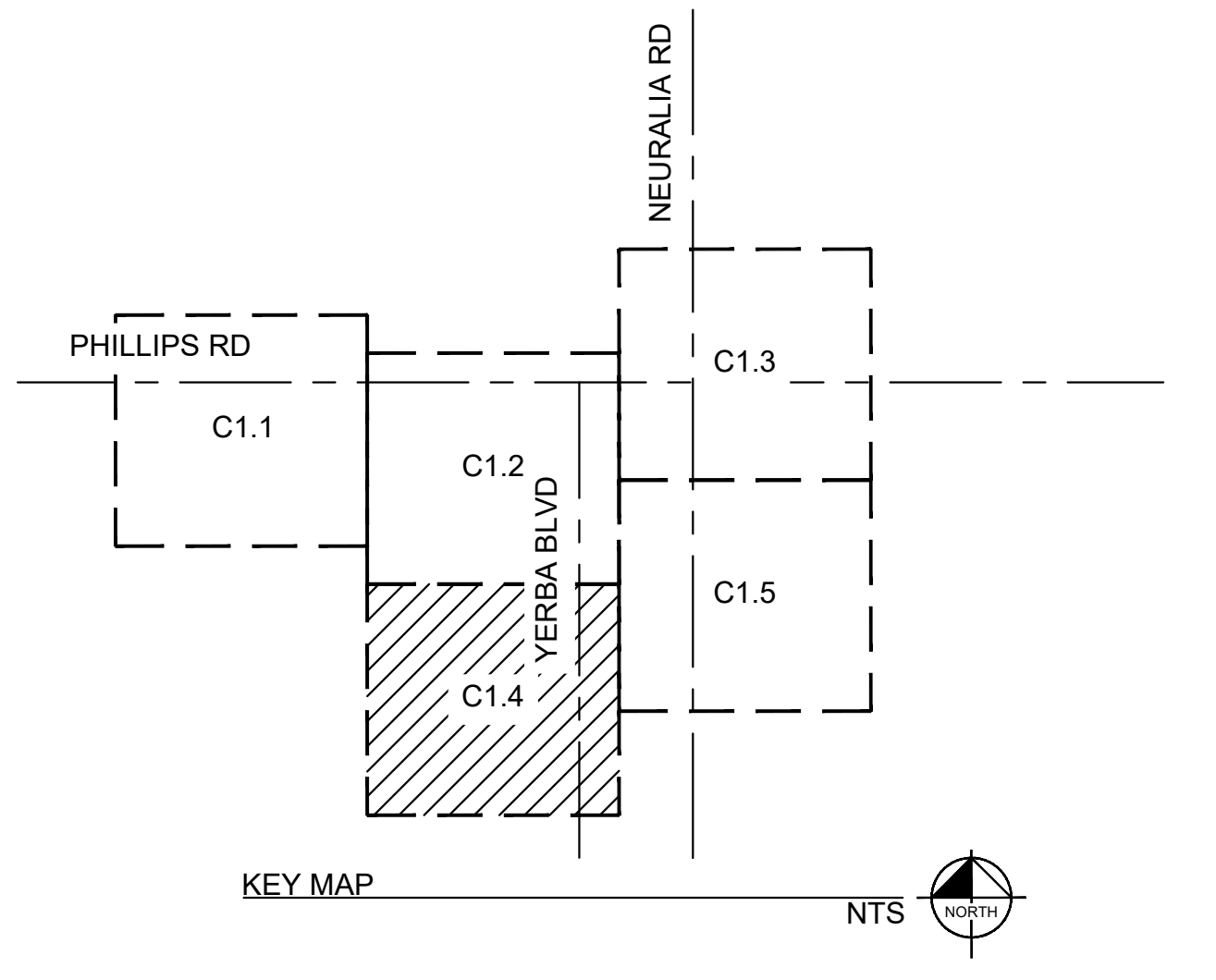
	SECTION LINE
	PROPERTY LINE
	JURISDICTIONAL BOUNDARY LINE
	RIGHT-OF-WAY LINE
	SETBACK
	EASEMENT LINE
	EXISTING RAILROAD
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING COMMUNICATION LINE
	EXISTING TORTOISE FENCE
	EXISTING FENCE
	EXISTING WETLAND
	WETLAND BUFFER
	PROPOSED TORTOISE FENCE
	PROPOSED SECURITY FENCE
	PROPOSED COMPACTED NATIVE ACCESS ROAD
	MATERIALS LAYDOWN AREA
	LOW WATER CROSSING
	PROPOSED ARRAY BLOCK OUTLINE
	LIMITS OF DISTURBANCE
	FEMA FLOODPLAIN BOUNDARY

GENERAL NOTES:

1. PHOTOVOLTAIC PANELS, INVERTERS, AND INTERCONNECTION EQUIPMENT LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT PER DRAWINGS BY ELECTRICAL ENGINEER.

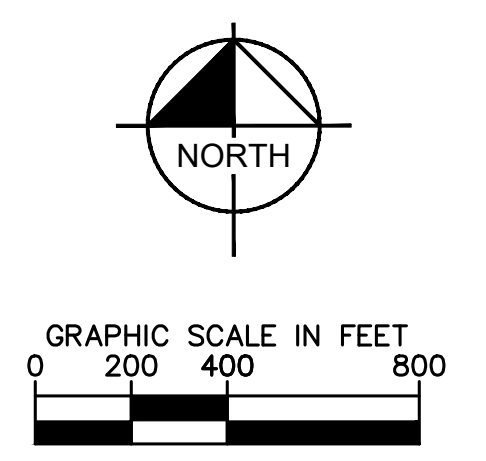
SCOUR DEPTH LEGEND

	1.0' - 1.5'
	1.5' - 2.0'
	2.0' - 3.0'
	>3.0'



Call before you Dig
 Avoid cutting underground utility lines. It's costly.

 1-800-642-2444



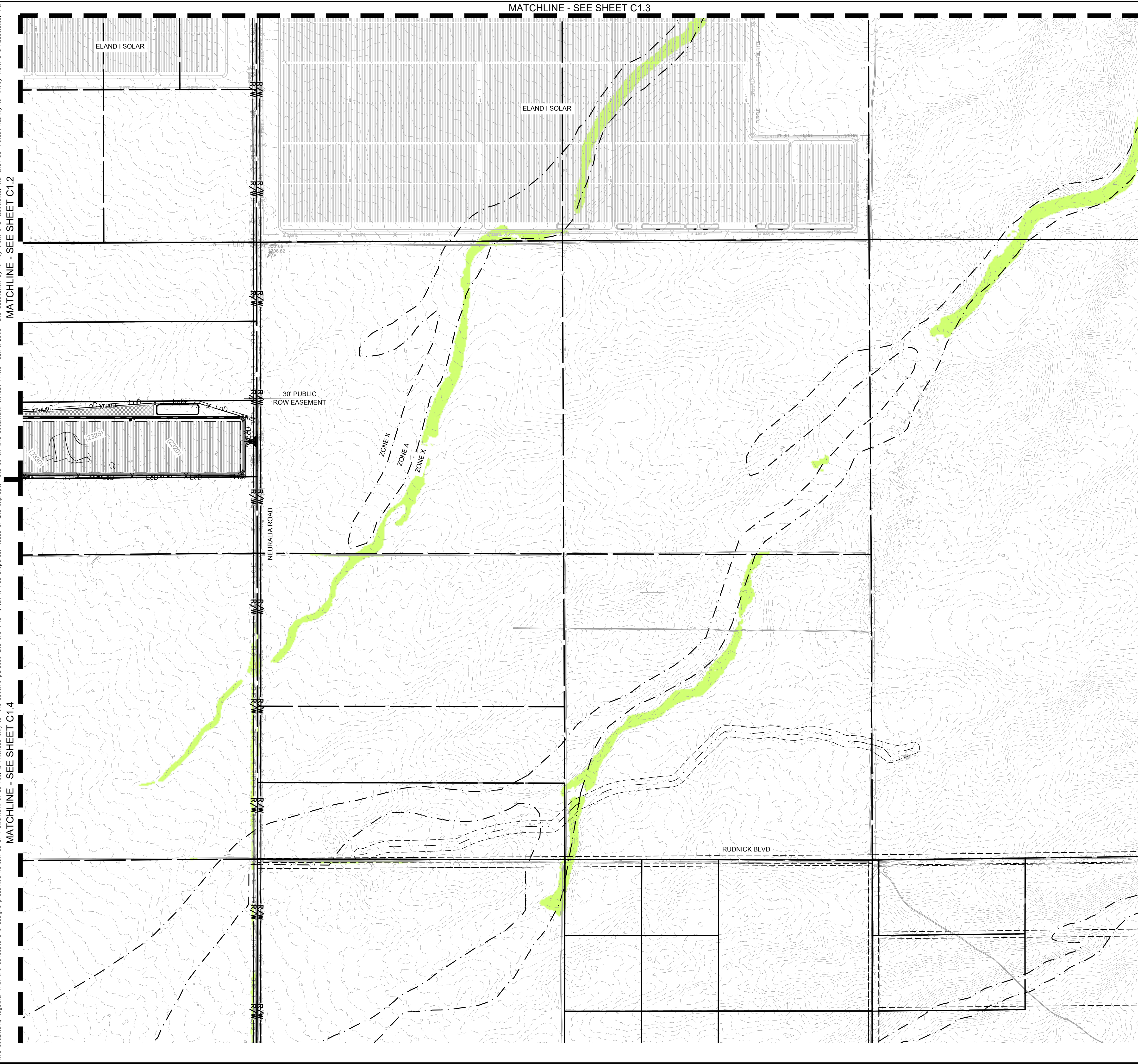
MATCHLINE - SEE SHEET C1.5

MATCHLINE - SEE SHEET C1.2

 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM	 90% PLANS NOT FOR CONSTRUCTION	KHA PROJECT 192017015	DATE 09/29/2023	SCALE AS SHOWN	DESIGNED BY NEL	DRAWN BY AMC	CHECKED BY CRJ
		SCOUR MAP		SHEET NUMBER C1.4		200 MWAC ELAND II SOLAR FACILITY (AKA KUDU) KERN COUNTY, CA	REVISIONS No. _____ DATE _____

CIVIL IMPROVEMENT PLAN - ISSUED FOR PERMIT - SEPTEMBER 29, 2023

Plotted By: Grego, Ryan, Street Set: kha, Layout: C1.5, September 29, 2023, 11:11:00, 280m, k:\LAV_Civil\192017015-Eland II Solar\CAD_Exchange\20230927 - Scour\ElandII_Scour.dwg
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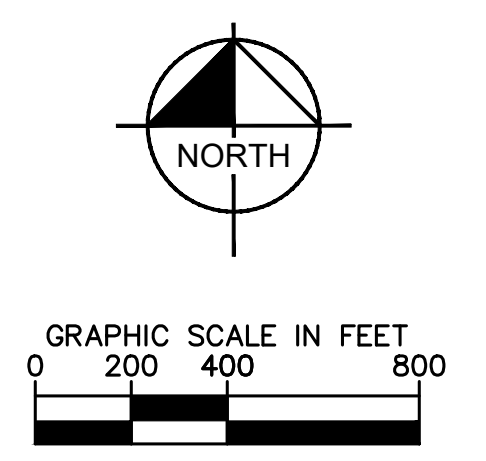
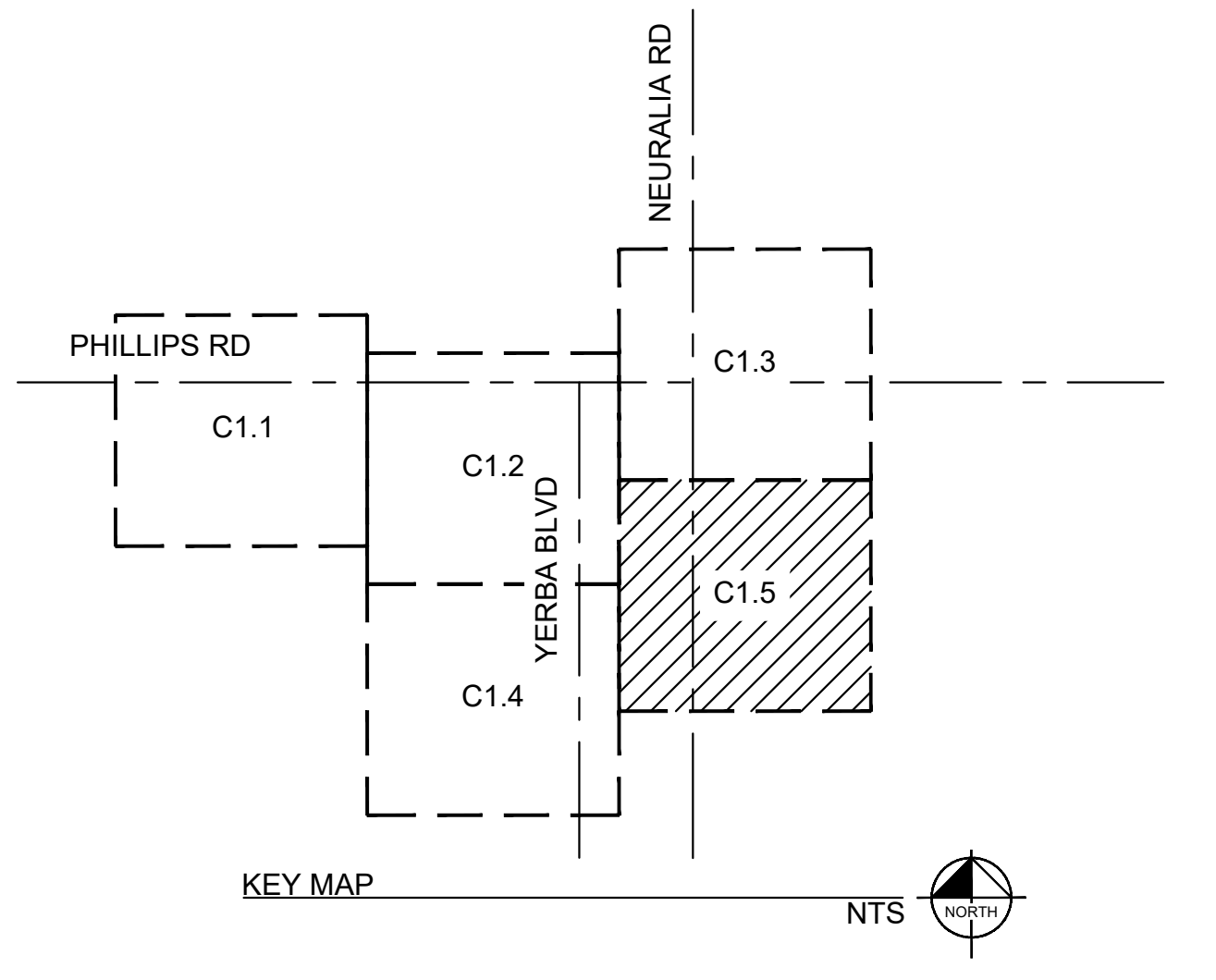
LEGEND

	SECTION LINE
	PROPERTY LINE
	JURISDICTIONAL BOUNDARY LINE
	RIGHT-OF-WAY LINE
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	1.5' - 2.0'
	2.0' - 3.0'
	>3.0'



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<p>90% PLANS NOT FOR CONSTRUCTION</p>	<p>NO. REVISIONS DATE</p>
<p>KHA PROJECT 192017015</p> <p>DATE 09/29/2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY NEL</p> <p>DRAWN BY AMC</p> <p>CHECKED BY CRJ</p>	<p>SCOUR MAP</p>
<p>200 MWAC ELAND II SOLAR FACILITY (AKA KUDU) KERN COUNTY, CA</p>	<p>SHEET NUMBER C1.5</p>



COUNCIL AGENDA ITEM

July 23, 2024

TO: Mayor and City Council

FROM: Ron Smith, Mayor Pro Tem

SUBJECT: Solv Energy

BACKGROUND/DISCUSSION:

After listening to the majority of the information, discussion and result of the Public Hearing relating to SOLV Energy and the red-lined items it is vital for our Fire Department to weigh in and provide Planning Commission with the information they were unaware of relating to damage to our vital and expensive equipment.

FISCAL IMPACT: Significant

RECOMMENDATION: Council and Planning Commission to be aware of the actual damages and expenses incurred due to emergency response in this area of the project.

ENVIRONMENTAL IMPACT:

None

ATTACHMENTS:

Whatever Staff provides.

<p>City Manager Approval (Initial): _____</p> <p>City Attorney Approval (Initial): _____</p> <p>Finance Manager Approval (Initial): _____</p>	<p style="text-align: right;"><i>(Select Category)</i></p> <p>Departmental Reports (DR) _____</p> <p>Consent Calendar (CC) _____</p> <p>City Manager Report (CMR) _____</p> <p>Continued Business (CB) _____</p> <p>New Business (NB) <u> X </u></p>
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COUNCIL AGENDA ITEM

July 23, 2024

TO: Mayor and City Council

FROM: Ron Smith, Mayor Pro Tem

SUBJECT: Golf Course Financial Data

BACKGROUND/DISCUSSION:

Clear financial information will help dispel inaccurate discussions regarding our Golf Course. For nearly five years James Robinson has done what he could to pare down the expenses of the golf course. We should be grateful for his efforts.

Five years of data has been requested from Staff to see where we are now in the cutting of costs.

Discussion on the data is necessary to know where we are now.

FISCAL IMPACT: None. Discussion only.

RECOMMENDATION: Council to be aware of the accurate numbers to be able to understand the fiscal impact.

ENVIRONMENTAL IMPACT:

None

ATTACHMENTS:

Whatever Staff provides.

<p>City Manager Approval (Initial): _____</p> <p>City Attorney Approval (Initial): _____</p> <p>Finance Manager Approval (Initial): _____</p>	<p style="text-align: right;"><i>(Select Category)</i></p> <p>Departmental Reports (DR) _____</p> <p>Consent Calendar (CC) _____</p> <p>City Manager Report (CMR) _____</p> <p>Continued Business (CB) _____</p> <p>New Business (NB) <u> X </u></p>
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