
PRE-DRC MEETING NOTES
Abengoa Mojave Solar
December 21, 2009

DOCKET
09-AFC-5

DATE DEC 21 2009

RECD. FEB 01 2010

Introduction

- *Purpose of the meeting:* To give applicant an opportunity to introduce the proposed project to various County departments and get feedback on what County expectations are.
- Staff and Applicant's Team introductions
- Applicant provided project overview:
 - Proposing to construct a 250MW Solar Thermal project (to produce as much energy as 9 existing facilities, in one year combined.)
 - Capillary System of fluid, heated by solar radiation
 - Governed by CEC and CEQA compliance
 - SEGS 10,11, 12, 13 = property to be developed
 - Onsite Storm water kept onsite-100 year flood design, offsite goes into channel
 - Geotechnical Report required
 - Need feasibility of ground water report
 - Needs to follow up with DEHS & Fire/Hazmat - as these two Departments were not represented at this meeting due to the holidays.

Building and Safety:

Henry Roe, Building Official, Deputy Director

Henry Roe stated that he would verify the nexus between CEC's and County's Building and Safety Inspection responsibilities. Following the meeting, Henry provided the following comment:

After reviewing the California Electric and Building Codes, it is my opinion these Codes have permit authority over the portion of the facility (buildings, structures, conductors, conduits, equipment, enclosures) that are not under the exclusive control of a public utility for the purpose of communication, metering, generation, control, transformation, and distribution. Therefore any and all parts of this proposed facility subject to our Code permit authority mentioned above that the California Public Utilities Commission does not specifically exempt from local control shall be subject to permits, inspection and plan review from this Division. It is not merely enough to recognize they preempt our authority, they must actually exercise their authority or the codes apply as written.

In absence of the CEC's preemptive authority we will condition the project with our standard conditions for grading and building plans and permits which includes plumbing, electrical, mechanical, erosion control, and preconstruction inspection requirements for all parts of the project not under the exclusive control of the public utility as noted above.

Wes Reeder, County Geologist

Requirements:

- A geotechnical investigation report that evaluates site soil conditions and provides specific grading and foundation recommendations.
- An engineering geology investigation report that evaluates geologic conditions on the site .
- The project proposes to extract a significant volume of groundwater from the Mojave groundwater basin, which is in overdraft. In accordance with Land Use Services Standard Procedure 8-11, all projects proposing to extract ten or more acre-feet per year require submittal of a hydrogeologic investigation report. As discussed within the procedure, the report must include a basin evaluation, site investigation and impact analysis.
- The proposed project includes a significant amount of grading (well over a million cubic yards). In our application of the California Building Code, a geotechnical report and an engineering geology report are required to be submitted and approved prior to issuance of grading permits.
- The east portion of the project site lies within an Alquist-Priolo Earthquake Fault Zone designated by the State of California to include traces of suspected active faulting. Prior to issuance of grading or construction permits, an earthquake fault investigation is required for those areas within the AP Zone that are scheduled for development. Building and Safety Standard Procedure A-146 outlines fault investigation and report standards. In addition, the California Geological Survey has investigation and report guidelines.

Public Works - Land Development and Engineering

Gia Kim, Chief, Public Works Engineer

Sameh Basta, Public Works Engineer

- Hydrology Study and WQMP will be needed (already has SWPPP during construction)

Roads

- Submit a site plan showing all road dedications and proposed pavement.
- Perimeter Roads (Section line rule)
 - Based on the County Development Code, road dedications and paving are required for all perimeter roads on section lines/quarter section lines (44 feet half width ROW) and 16th section lines (30 feet half width ROW), with 26 feet minimum total width paving.
- Internal Roads
 - Harper Lake Road (Master Planned Secondary Highway) 88 feet road dedication and 64 feet curb to curb paving is required.
 - Lockhart Road(Section Line) 88 feet road dedication and 32' feet paving is required
- Provide all proposed right-of-way documents for review and recordation.
- Submit Street Improvement Plan and associated drainage improvements to LDD for review and approval prior to construction.

Drainage

- There is potential for increase of flow at the intersection of Hoffman Road and Harper Lake Road where drainage channel south of Hoffman Road transitions to natural condition. Obtain drainage acceptance letters from all property owners adjacent to this intersection.
- The outlet structure at Harper Dry Lake is adjacent to a private property APN#0490-131-13. Adequate protection should be provided to prevent discharge from overflow onto this property.
- Obtain approval from California Fish and Game and US Army Corps of Engineers for concentrated discharge into Harper Dry Lake.
- Proposed drainage channels shall be built outside the road right-of-way and maintained by the applicant.

Traffic

- Please consult with Dave Wallsten at telephone # (909) 387-7951 for Highway Planning Technical Committee (HPTC) for vacation of roads.

Economic Development

Jimmy Collazo

- No comments at this point in time

Land Use Services Department - Advance Planning Division

Carrie Hyke - Principal Planner

- GPA and CUP Application

Shellie Zias-Roe - Associate Planner

- Provided Abengoa Solar with WQMP template and guidelines to help them meet this requirement as per the Lahontan Regional Water Quality Control Board.
 - Discussed the findings presented in the Biological Assessment, and noted that Vernal Pool Crustacean habitat could benefit from any waters released into the dry lake bed as a result of the project.
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