



Land Use Services Department
Planning Division

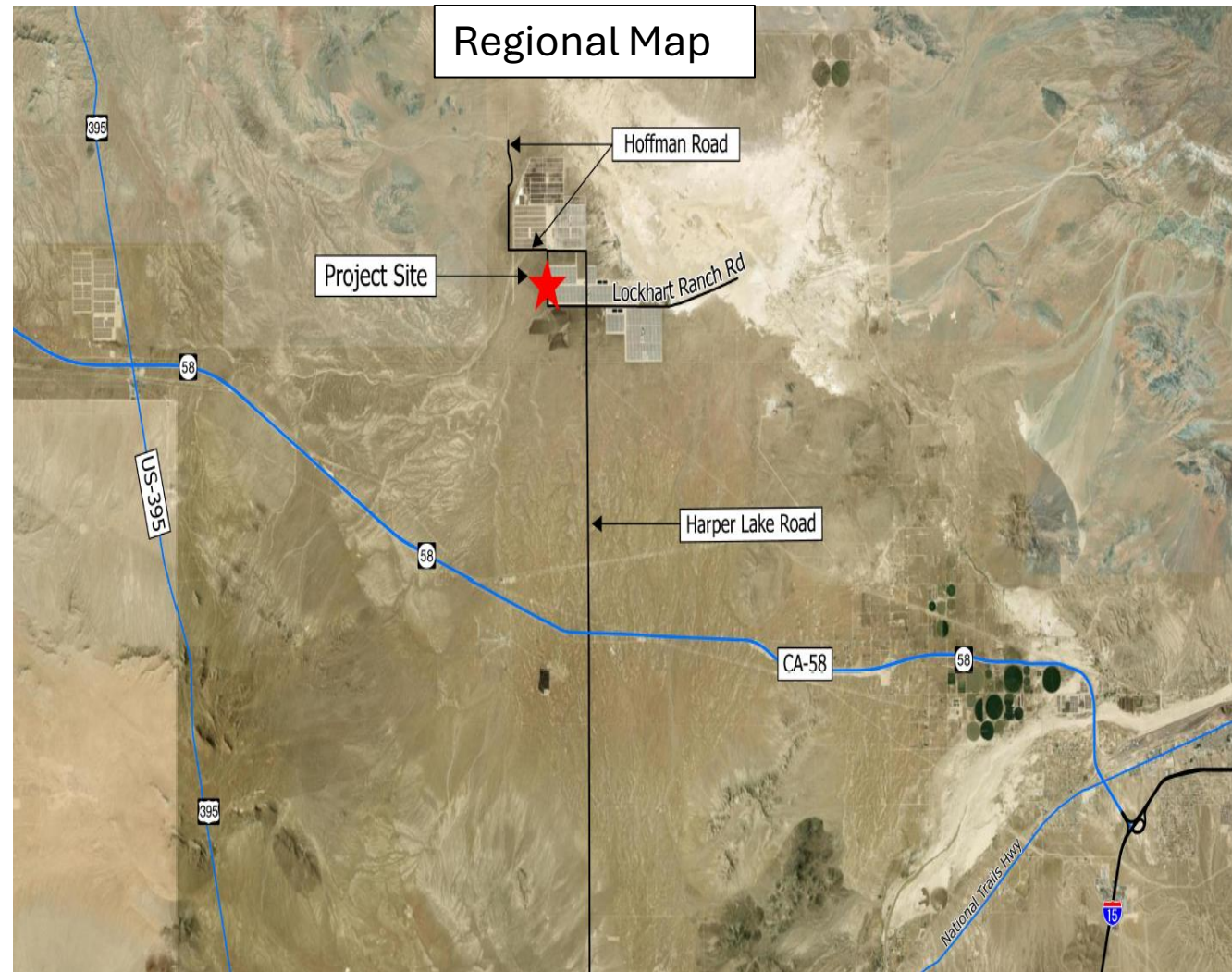
Overnight Solar Facility PROJ-2023-00087

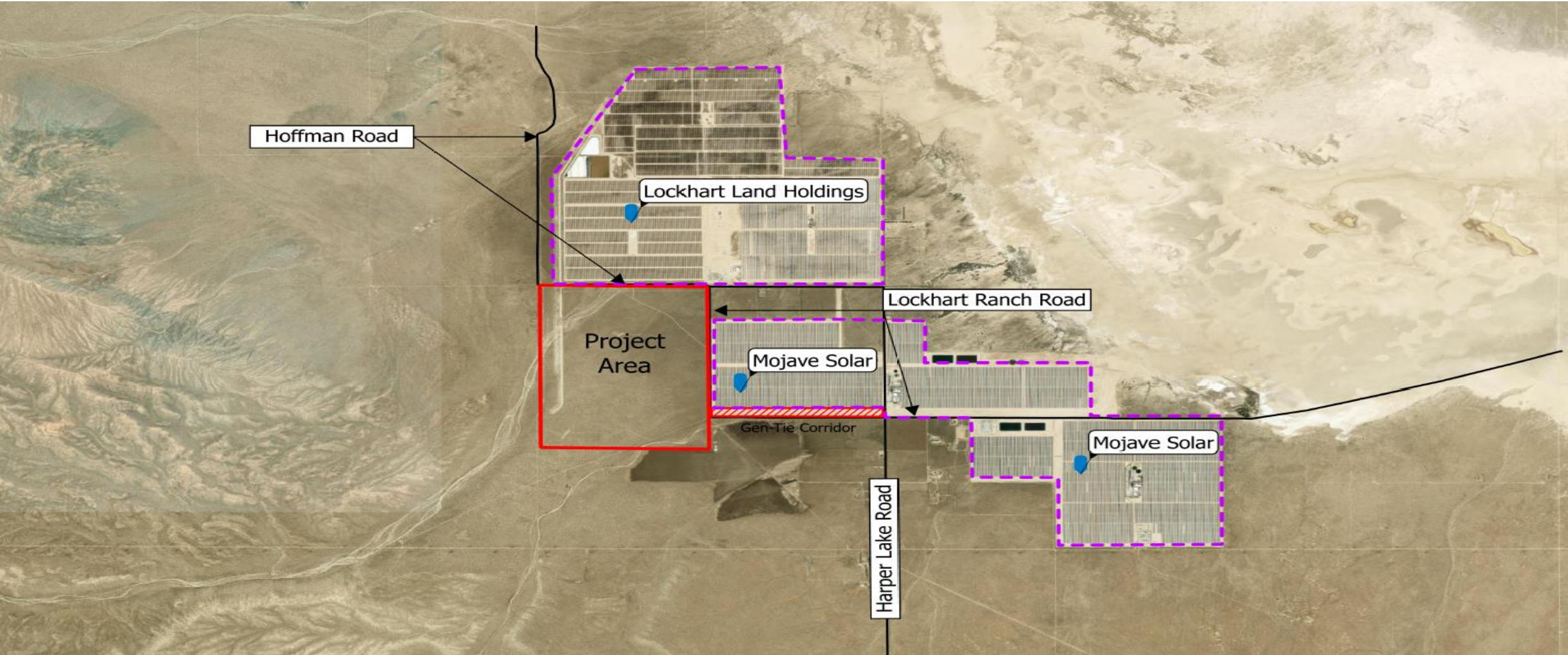
Miguel Figueroa, Director
Land Use Services Department
August 19, 2025



Project Description

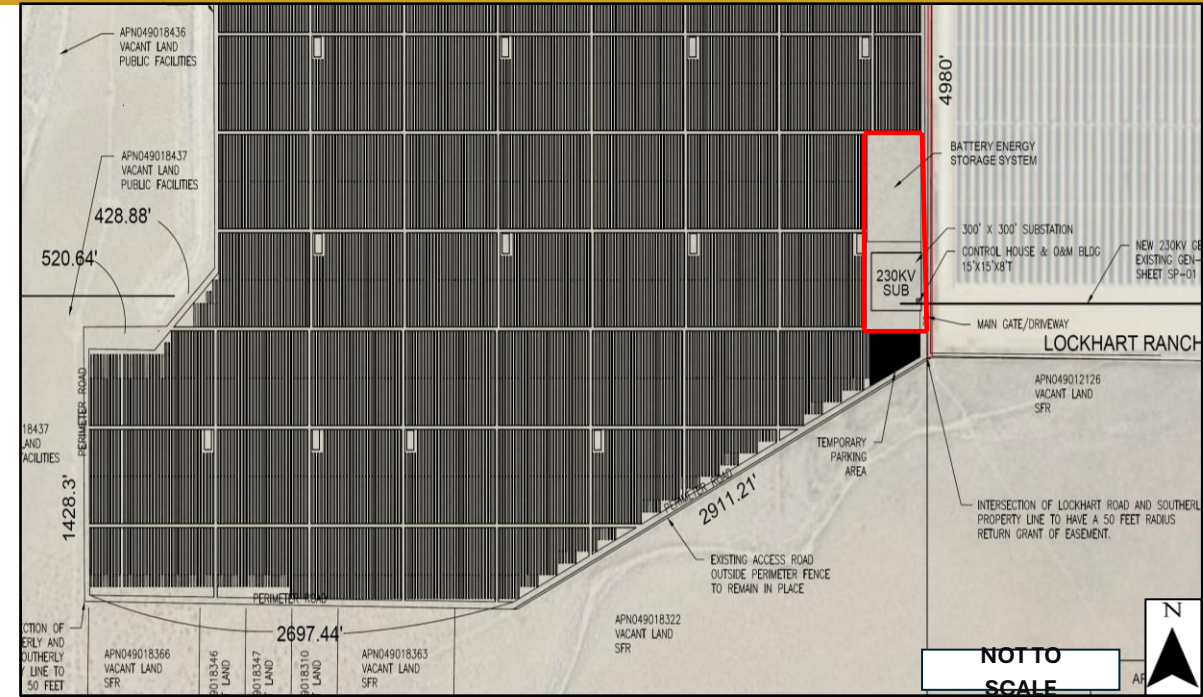
- Policy Plan Amendment from Rural Living to Resource Land Management on an 822-acre parcel in the community of Hinkley.
- Zoning Amendment from Rural Living to Resource Conservation on an 822-acre parcel and a 456-acre parcel.
- Conditional Use Permit to construct a utility-scale, 150-megawatt photovoltaic solar facility, and battery energy storage system on 596 acres of an 822-acre parcel.
- 1.1-mile-long gen-tie line located on a 456-acre parcel.





Substation and PV / Battery Storage Locations

- The proposed substation is on 4.2 acres within a 300x300 square foot area.
- Individual lithium-ion cells are contained in 10-foot-high steel battery cabinets.



Battery Energy Storage System

The Planning Commission approved the use of an earthtone cabinet color for the Battery Energy Storage System on May 22, 2025.

Applicant is proposing the following changes:

- Change the cabinet color for the Battery Energy Storage System to standard white.
- Install earthtone screened fencing around the Battery Energy Storage System and Substation site.



- A Gantry tower would elevate electrical current up to 65 feet in height.
- Gen-tie pole to carry electrical current to off-site substation.

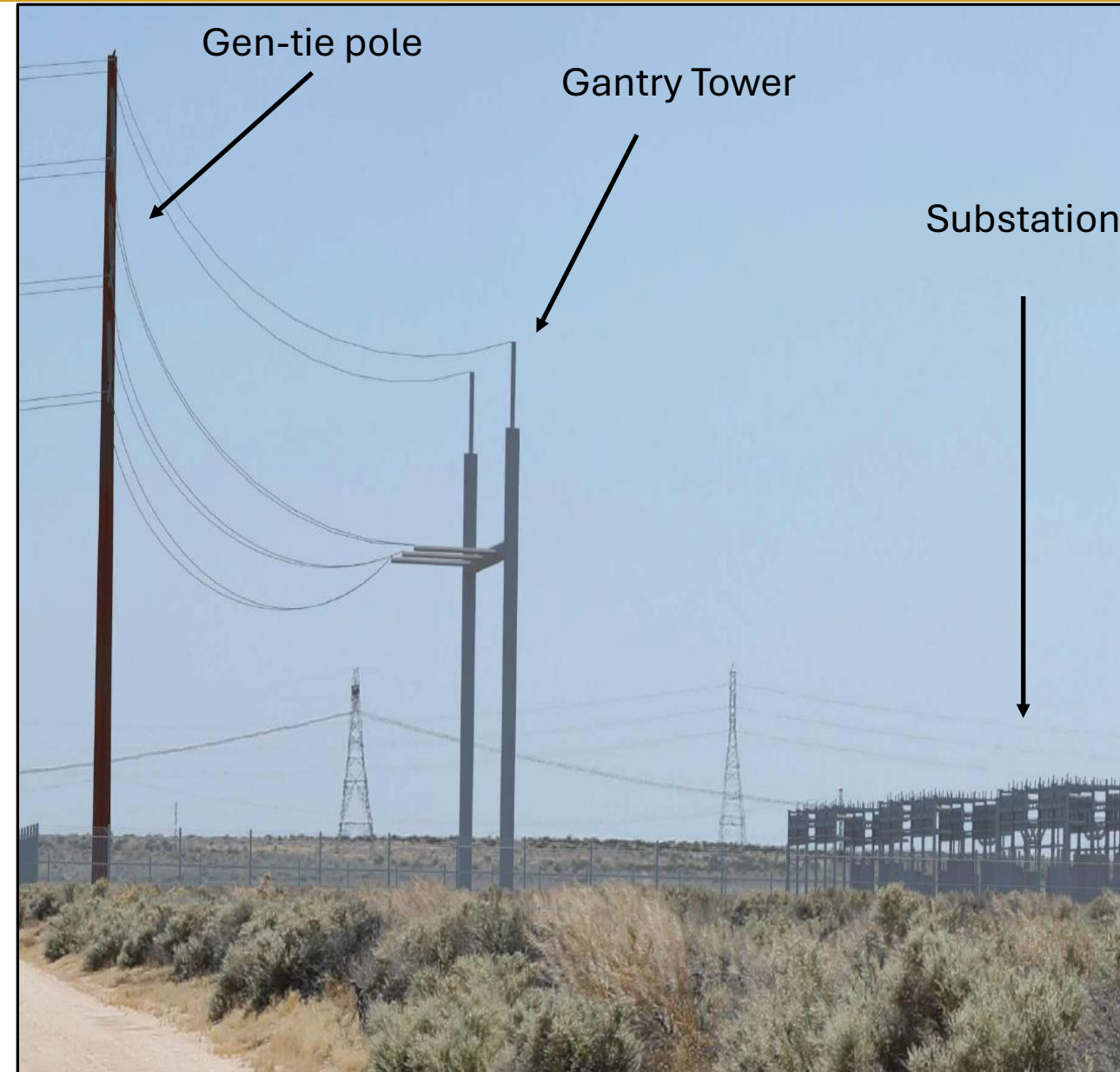


Photo Simulation - Lockhart Ranch Road Looking Southwest

BEFORE



Existing Condition

KOP 4: View from Lockhart Ranch Road looking southwest towards Project Substation and BESS sites.

AFTER



Simulated Condition

KOP 4: View from Lockhart Ranch Road looking southwest towards Project Substation and BESS sites.

Photo Simulation - Lockhart Ranch Road Looking Northwest

BEFORE



Existing Condition

KOP 5: View from Lockhart Ranch Road looking northwest towards Project Substation and BESS sites.

AFTER



Simulated Condition

KOP 5: View from Lockhart Ranch Road looking northwest towards Project Substation and BESS sites.

SB-18 Noticing - December 13, 2023

- Sent to the Native American Heritage Commission.
- 14 Tribal Governments received the notice.

AB-52 Noticing - January 17, 2024

Two Tribal Governments requested consultation:

- Morongo Band of Mission Indians.
- Yuhaaviatam of San Manuel Nation.

Project Notices distributed on October 26, 2023

One comment received on October 30, 2023.

Land Use Element:

- Policy LU-2.1 - Compatibility with exiting uses.
- Policy LU-2.3 - Compatibility with natural environment.
- Policy LU-2.4 - Land Use Map Consistency.

Renewable Energy and Conservation Element (RECE):

- Policy RE-2.1 - Renewable Energy Systems.
- Policy RE-4.5 - Decommissioning Plans.
- Policy RE-4.7 - Site Selection and Design.
- Policy RE-5.1.2 - Conformance to Development Code.

California Environmental Quality Act Evaluation:

Notice of Preparation - 30-day public review: January 18, 2024 - February 19, 2024.

- Online scoping meeting webinar - January 31, 2024 - one attendee.
- Five comment letters received.

Key issues noted included impacts to:

- Mohave Desert Tortoise.
- Mohave Ground Squirrel.
- Burrowing Owl.
- Air quality, dust control.
- Water resources.

Public Review Draft Environmental Impact Report (EIR):

- 45-day review period; October 2, 2024, through November 18, 2024.
- Five comment letters received.
- One late comment received from the California Energy Commission on April 4, 2025, noting concern with incomplete portions of Desert Tortoise exclusionary fencing on Harper Lake Road.
- Mitigation Measure (MM) Measure Biological (BIO-4) to include:
 - Inspection and repair of existing Mojave Desert Tortoise exclusionary fencing along Harper Lake Road during construction.
 - Limiting speed to 15 miles per hour on the Project Site.
 - Off-road travels prohibited in all native habitats adjacent to the Project Site.
 - Inspecting undercarriage of vehicles and equipment prior to moving.

The Planning Commission held a hearing on May 22, 2025.

- No comments were received.
- The Planning Commission recommended approval of the proposed project by a 4-0-1 vote with one Commissioner absent.

Thank You

