

**CALENDAR ITEM  
C69**

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03/25/08  
Bid Log 2007-12  
W26267; R15807  
D. Brown, A. Abeleda  
S. Mindt, S. Mongano, J. Porter

**REQUEST AUTHORITY FOR THE EXECUTIVE OFFICER  
TO SOLICIT PROPOSALS FOR CONSULTANT SERVICES, NEGOTIATE FAIR AND  
REASONABLE PRICE, AWARD AND EXECUTE AGREEMENTS FOR  
PREPARATION OF ENVIRONMENTAL DOCUMENTATION AND MITIGATION  
MONITORING FOR THE PROPOSED LUCERNE VALLEY SOLAR PROJECT IN SAN  
BERNARDINO COUNTY**

**PARTY:**

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

**BACKGROUND:**

Cannon Solar Partners, LLC, a Delaware limited liability company, is planning the development, construction and operation of the Lucerne Valley Solar Project, a large utility scale solar energy project in Lucerne Valley. Energy from this project is intended to supply a wide variety of markets in Southern California.

**PROPOSED ACTIVITY:**

The Project is planned for construction in two phases: Phase I and Phase II. Phase I is located on both the west and east sides of Highway 247 (Barstow road) approximately 4.6 miles north of the intersection of Highways 18 and 247 on 1,740 acres of public lands administered by the Bureau of Land Management's Barstow Field Office and 320 acres of State lands administered by the California State Lands Commission. Phase II is located near the intersection of Highway 247 and Lucerne Valley Cutoff on 820 acres of public lands administered by the Bureau of Land Management's Barstow Field Office and 3,980 acres of State lands administered by the California State Lands Commission. Both Project phases are within the unincorporated Lucerne Valley planning area.

From the information that Cannon Solar Partners has provided, in consultation with the other California Responsible and/or Trustee agencies for the whole project, and in accordance with the California Code of Regulations Title 14, Chapter 3, §15000 et seq., the CSLC has determined to act as the California Lead Agency for the whole action of the Proposed Project.

CALENDAR ITEM NO. **C69** (CONT'D)

Consideration of this proposed project will require environmental documentation, and possibly monitoring, in accordance with the CEQA. The Executive Officer requests delegation of authority to engage a consultant for this purpose. Consultant selection shall be conducted in accordance with the procedures as specified in CSLC Regulations and in the State Contract Manual, on the basis of demonstrated competence and qualifications for the types of services to be performed, and at a fair and reasonable price. All costs shall be recovered from the project applicant.

The environmental documentation will address potential impacts to sensitive habitat of state- and federally-listed species, cultural resources, and potential impacts from other proposed project activities. For sensitive areas which cannot be avoided, the environmental documentation will provide measures to reduce impacts as much as possible. The CSLC may recommend that a monitoring plan with appropriate guidelines be adopted to ensure that any proposed mitigations measures would be accomplished.

**OTHER PERTINENT INFORMATION:**

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

2. Approval of this item by the Commission does not constitute approval of the proposed lease; it only authorizes consultant contracts for environmental review.

**STATUTORY AND OTHER REFERENCES:**

- A. Public Resources Code Section 6106 (Delegation to execute written instruments)
- B. State Contracts Manual Section Vol. I 11.00 A & E method (rev. 10/05)
- C. Public Contract Code Section 6106
- D. Government Code Section 4526
- E. California Administrative Code Title 2 Article 13 Section 2980.0 - 2990.0

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. FIND THAT THESE ACTIVITIES ARE EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO 14 CAL. CODE REGS. 15060(c)(3) BECAUSE THESE ACTIVITIES ARE NOT PROJECTS AS

CALENDAR ITEM NO. **C69** (CONT'D)

DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL CODE REGS. 15378.

2. FIND THAT THE SELECTION OF CONSULTANTS UNDER THIS PROCESS DOES NOT AFFECT SMALL BUSINESSES AS DEFINED IN GOVERNMENT CODE SECTION 11342, SUB. (H), BECAUSE THEY WILL BE ACCORDED EQUAL OPPORTUNITY TO SUBMIT STATEMENTS OF QUALIFICATIONS AND PERFORMANCE DATA.
3. FIND THAT THE SELECTION OF CONSULTANTS UNDER THIS PROCESS FOR PROFESSIONAL SERVICES OF ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, ENGINEERING, ENVIRONMENTAL, LAND SURVEYING OR CONSTRUCTION PROJECT MANAGEMENT SERVICES WILL BE CONSISTENT WITH PROCEDURES AND POLICIES ADOPTED BY THE COMMISSION AS SPECIFIED IN GOVERNMENT CODE SECTION 4526 AND TITLE 2, CALIFORNIA CODE OF REGULATIONS 2980 –2980.9.
4. AUTHORIZE THE EXECUTIVE OFFICER OR HIS DESIGNEE TO SOLICIT PROPOSALS, NEGOTIATE A FAIR AND REASONABLE PRICE, AWARD AND EXECUTE CONTRACTS FOR ENVIRONMENTAL DOCUMENTATION AND MITIGATION MONITORING IN ACCORDANCE WITH STATE POLICIES AND PROCEDURES.
5. AUTHORIZE THE EXECUTIVE OFFICER OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH PROJECT APPLICANT TO RECOVER COSTS INCURRED IN THE CONSIDERATION OF THIS PROJECT.