



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Director**

**DATE: March 24, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: Indigo Ranch, CUP03693, AG0127, FTA 2013-08**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

☐ Place on Administrative Action (Receive & File; EOT)

☒ Labels provided If Set For Hearing

☐ 10 Day ☒ 20 Day ☐ 30 day

☐ Place on Consent Calendar

☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)

☐ Place on Section Initiation Proceeding (GPIP)

☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)

☒ Publish in Newspaper:

COUNTY WIDE - Press Enterprise and Desert Sun

☒ Mitigated Negative Declaration

☐ 10 Day ☒ 20 Day ☐ 30 day

☐ Notify Property Owners (app/agencies/property owner labels provided)

Controversial: ☒ YES ☐ NO

**Designate Newspaper used by Planning Department for Notice of Hearing:**

**Already advertised and set for April 8<sup>th</sup>, 2014 Hearing.**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Mit Neg Dec Forms

California Department of Fish & Wildlife Receipt (CFG05957)

**Do not send these documents to the County Clerk for  
posting until the Board has taken final action on the subject cases.**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
**March 12, 2014**

**SUBJECT:** INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL USE PERMIT NO. 3693 – Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project LLC - Engineer/Representative Silverado Power – Fourth/Fourth Supervisorial District – Desert Center Area Plan - Location: northerly of Oasis Road, and westerly of Highway 177. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors open the public hearing and at the close of the public hearing:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42580**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **ADOPT RESOLUTION NO. 2014-050**, approving Agricultural Preserve Case No. 1027, issuing Certificates of Tentative Cancellation and diminishing Chuckwalla Agricultural Preserve No. 2, Map No. 622; and,
3. **TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1027**, a proposal to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027 subject to the conditions in Resolution No. 2014-050; and,
4. **APPROVE CONDITIONAL USE PERMIT NO. 3693**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and environmental assessment.

Initials  
JCP:lr

(continued next page)

  
Juan C. Perez  
TLMA Director/ Interim Planning  
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

**C.E.O. RECOMMENDATION:**

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

FORM APPROVED COUNTY COUNSEL  
BY:  J. P. NORTH  
DATE: 3/24/14

Departmental Concurrence

☐ A-30      ☐ Positions Added  
☐ 4/5 Vote      ☐ Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL**  
**USE PERMIT NO. 3693 - Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project, LLC –**  
**Fourth/Fourth Supervisorial District – Desert Center Area Plan.**

**DATE:** March 12, 2014

**PAGE:** Page 2 of 3

**BACKGROUND:**

**Summary**

The project site is within the Chuckwalla Agricultural Preserve No. 2, designated Agriculture on the Riverside County General Plan, and it is zoned Light Agricultural - 20 Acre Minimum (A-1-20). Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. In order for parcels to be removed from an Agricultural Preserve, the land owner must provide an alternative land use. The applicant proposes the alternative use of a 4.5 megawatt (MW) photovoltaic solar power plant for the 40.12 acres. Ordinance No. 509, the ordinance regulating agricultural preserves, lists which uses are allowed in an agricultural preserve. A solar power plant is not listed, therefore it is considered an alternative land use and the agricultural preserve must be diminished.

Pursuant to Government Code Section 51284.1, a copy of the complete Diminishment/Cancellation Application for Agricultural Preserve Case No. 1027 was submitted to the State Department of Conservation (SDC) on November 18, 2013.

On December 18, 2013, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the subject two land conservation contracts based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2014-050. Considering the decline of agriculture in that specific area, the physical characteristics of the site which are favorable for solar power plant development, and the state mandates for renewable energy, the Planning Department considers the solar power plant project to be a better use of the land.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval identified in Resolution No. 2014-050 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

Conditional Use Permit No. 3693 (Indigo Ranch Solar project) is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation.

Since the solar power plant project is less than 20 megawatts, it is exempt from Board of Supervisors Policy No. B-29 regarding solar power plants.

The applicant has requested a 20 year term for the conditional use permit. Without a development agreement, Planning staff recommends a 10 year term for the conditional use permit. Given that Riverside County is one of the fastest growing counties in the state, the commitment of large areas of land to a single use for an extended period of time has serious consequences that the County must consider and evaluate carefully. A development agreement, negotiated between the County and the applicant, would ensure that the solar power plant is developed and maintained in a fiscally and environmentally responsible manner by balancing the private benefits of the project with agreed upon and documented public benefits so as make certain that the County's General Plan policies and vision are not harmed by the extended length of the permit, which could be up to a 30 year term. If the applicant does not wish to enter into a development agreement with the County, the applicant can still seek to extend the 10 year term

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL**  
**USE PERMIT NO. 3693 - Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project, LLC –**  
**Fourth/Fourth Supervisorial District – Desert Center Area Plan.**

**DATE:** March 12, 2014

**PAGE:** Page 3 of 3

of the permit as allowed under Section 18.43 (Applications for Modifications of Approved Permits) of Ordinance No. 348 as the expiration date nears.

The project is located northerly of Belsby Avenue, southerly of Investor Avenue, easterly of Melon Street, and westerly of Plantation Street. Assessor's Parcel Nos. 808-240-007 and 808-240-010.

**Impact on Citizens and Businesses**

Environmental Assessment No. 42580 studied the project and its impacts, as described in the attached staff report and initial study. The project will aid in the transmission of renewable energy to the power grid.

Staff labor and expenses to process this project have been paid directly through Indigo Ranch's deposit based fees.



**Agenda Item No.:**  
**Area Plan: Desert Center**  
**Zoning Area: Chuckwalla**  
**Supervisory District: Fourth/Fourth**  
**Project Planner: Larry Ross**  
**Board of Supervisors: April 8, 2014**

**FAST TRACK AUTHORIZATION NO. 2013-08**  
**AGRICULTURAL PRESERVE CASE NO. 1027**  
**CONDITIONAL USE PERMIT NO. 3693**  
**Environmental Assessment No. 42580**  
**Applicant: Indigo Ranch Project, LLC**  
**Engineer/Representative: Silverado Power**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. In order for parcels to be removed from an Agricultural Preserve, the land owner must provide an alternative land use. The applicant proposes the alternative use of a 4.5 megawatt (MW) photovoltaic solar power plant for the 40.12 acres. Ordinance No. 509, the ordinance regulating agricultural preserves, lists which uses are allowed in an agricultural preserve, a solar power plant is not listed, therefore it qualifies for an alternative land use.

Conditional Use Permit No. 3693 is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes one offsite element, the installation of 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located northwest of the project site within the existing SCE easement.

The project is located northerly of Oasis Road, and westerly of Highway 177.

### **ISSUES OF POTENTIAL CONCERN:**

On December 18, 2013, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the subject two land conservation contracts based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2014-050.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval identified in Resolution No. 2014-050 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture: Agriculture (A:AG) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, east, and west<br>Open Space: Rural (OS:RUR) (20 Acre Minimum) to the south |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture – 20 Acre Minimum (A-1-20)  |
| 4. Surrounding Zoning (Ex. #2):                | Light Agriculture – 20 Acre Minimum (A-1-20) to   |

- |                                   |  |
|-----------------------------------|--|
|                                   | the north, east, and west<br>Natural Assets (N-A) to the south |
| 5. Existing Land Use (Ex. #1):    | Vacant   |
| 6. Surrounding Land Use (Ex. #1): | Vacant   |
| 7. Project Data:                  | Total Acreage: 40.12   |
| 8. Environmental Concerns:        | See attached environmental assessment                          |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42580**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **AGRICULTURAL PRESERVE CASE NO. 1027**, a proposal to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027;

**ADOPTION** of **RESOLUTION NO. 2014-050**, approving Agricultural Preserve Case No. 1027, issuing Certificates of Tentative Cancellation and diminishing Chuckwalla Agricultural Preserve No. 2, Map No. 622; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3693**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) on the Desert Center Area Plan.
2. The project site is within the Chuckwalla Agricultural Preserve No. 2.
3. Pursuant to Government Code Section 51284.1, a copy of the complete Diminishment/Cancellation Application for Agricultural Preserve Case No. 1027 was submitted to the State Department of Conservation (SDC) on November 18, 2013.
4. The Solar Energy Resources policy LU 15.15 encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.
5. The project site is surrounded by properties which are designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, east, and west and Open Space: Rural (OS:RUR) (20 Acre Minimum) to the south.
6. The zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).

7. The proposed use, a solar power plant, is a permitted use, subject to approval of a conditional use permit, in the A-1-20 zone, in accordance with Section 13.1.c. (12) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11)
8. The proposed use, a solar power plant, is consistent with the development standards set forth in the A-1-20 zone.
9. The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum (A-1-20) to the north, east, and west and Natural Assets (N-A) to the south.
10. The Chuckwalla Valley Raceway and Desert Center Airport are approximately 2 miles from the project site.
11. Airport Land Use Commission cleared the project through their response letter dated April 2, 2013.
12. No uses have been constructed and are operating in the project vicinity, the surround area is vacant.
13. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
14. Environmental Assessment No. 42580 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hydrology / Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (A:AG) (10 Acre Minimum) Land Use Designation, the Solar Energy Resources Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – 20 Acre Minimum (A-1-20) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A County Service Area;
  - c. An Airport Influence Area;
  - d. A city sphere of influence;
  - e. A High Fire area; or,
  - f. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. Area of Flooding Sensitivity;
  - b. An area susceptible to subsidence;
  - c. An area with moderate liquefaction potential;
  - d. Chuckwalla #2 Agricultural Preserve; and,
  - a. The boundaries of the Desert Center Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 808-240-007 and 808-240-010.

LR:lr  
Y:\Planning Case Files-Riverside office\CUP03693\DH-PC-BOS Hearings\Staff Report.CUP03693.docx  
Date Prepared: 10/18/13  
Date Revised: 03/10/14



**RESOLUTION NO. 2014-050**

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1027,  
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND  
DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 2, MAP NO. 622  
(Government Code Section 51283.4)**

**WHEREAS**, two (2) contracts were executed pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within Chuckwalla Agricultural Preserve No. 2; and,

**WHEREAS**, Riverside Jojoba Inc. entered into one such land conservation contract dated January 1, 1987, with the County of Riverside for land that is currently identified as Assessor's Parcel No. ("APN") 808-240-010-5 (the "RJI Property"), which was recorded on March 9, 1987, as Instrument No. 87-64237, in the Office of the County Recorder of Riverside County, California (the "RJI Land Conservation Contract"); and,

**WHEREAS**, Jojoba Plantation Investors, Ltd. 80-5 entered into the second such land conservation contract dated January 1, 1987, with the County of Riverside for land that is currently identified as APN 808-240-007-3 (the "JPI Property" and, together with the RJI Property, the "Property"), which was recorded on March 9, 1987, as Instrument No. 87-64239, in the Office of the County Recorder of Riverside County, California (the "JPI Land Conservation Contract" and, together with the RJI Land Conservation Contract, the "Land Conservation Contract"); and,

**WHEREAS**, the Property is described in Exhibit A, attached hereto and incorporated herein by reference, entitled "**CHUCKWALLA AGRICULTURAL PRESERVE NO. 2 CANCELLATION (AG01027)**" (the "Property Description"), and,

**WHEREAS**, Indigo Ranch Project, LLC, on behalf of Riverside Jojoba, Inc., the current owner of the RJI Property, filed a Notice of Nonrenewal on June 25, 2013, which notice was recorded on November 7, 2013, as instrument No. 2013-0531892, in the Office of the County Recorder of Riverside County, California; and

**WHEREAS**, Indigo Ranch Project, LLC, on behalf of John Stephen Draskovich and Todd Culver Draskovich (together, "Draskovich"), the current owners of the JPI Property, filed a Notice of

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 3/12/14

1 Nonrenewal on June 25, 2013, which notice was recorded on November 7, 2013, as instrument No. 2013-  
2 0531892, in the Office of the County Recorder of Riverside County, California; and

3 **WHEREAS**, Indigo Ranch Project, LLC, on behalf of Riverside Jojoba, Inc., also petitioned to  
4 cancel the Land Conservation Contract as it applies to the RJI Property, as depicted on the Property  
5 Description, and to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 by removing said RJI  
6 Property from the boundaries of said agricultural preserve; and

7 **WHEREAS**, Indigo Ranch Project, LLC, on behalf of Draskovich, also petitioned to cancel the  
8 Land Conservation Contract as it applies to the JPI Property, as depicted on the Property Description, and  
9 to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 by removing said JPI Property from  
10 the boundaries of said agricultural preserve; and

11 **WHEREAS**, the total gross acreage of the Property is 40.12 acres; and

12 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and the  
13 Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)  
14 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental  
15 Assessment No. 42580; and,

16 **WHEREAS**, Indigo Ranch Project LLC has proposed, if the cancellation is approved, that the  
17 land will be used for the following alternative use: a solar photovoltaic generating facility with a net  
18 generating capacity of up to 4.5 megawatts alternating current (MWac) (the "Project"); and,

19 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4  
20 of the Government Code, has been determined and certified by the Board of Supervisors to be \$15,000.00  
21 (\$7,500 for the RJI Property and \$7,500 for the JPI Property); and,

22 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
23 Supervisors on April 8, 2014.

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
25 of the County of Riverside, State of California, in regular session assembled on April 8, 2014, that:

- 26 1. The above recitals are incorporated herein by this reference.
- 27 2. The subject parcels affected by the proposed diminishment are included under the Land  
28 Conservation Contract.
3. Pursuant to the Notices of Nonrenewal submitted on June 25, 2013, the RJI Land Conservation  
Contract and the JBI Land Conservation Contract on the 40.12 acres will expire on January 1,  
2023 (GC 51245 and R&T Code 426(c)).

- 1 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of  
2 \$15,000.00 (\$7,500 for the RJI Property and \$7,500 for the JPI Property).
- 3 5. The vacant 40.12 gross-acre portion of the 578.78 gross-acres subject to the Land  
4 Conservation Contract is located northerly of Belsby Avenue, easterly of Melon Street,  
5 westerly of Plantation Street, and southerly of Investor Avenue, in the Desert Center area of  
6 eastern Riverside County.
- 7 6. According to the Natural Resource Conservation Service, the Soils Capability Classification as  
8 indicated in the USDA Soil Survey for Riverside County indicates that the site is one hundred  
9 (100) percent within Class III, IV, and VI.
- 10 7. A Conditional Use Permit (CUP No. 3693) is being processed with this Agricultural Preserve  
11 case and constitutes the proposed alternative land use for the 40.12 gross acres area that is the  
12 subject of this diminishment and cancellation. The proposed alternative land use is consistent  
13 with the Riverside County General Plan, as described in more detail below.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 15 1. The cancellation is for land on which a Notice of Nonrenewal has been served.
- 16 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as  
17 the Project will not affect the ability to use adjacent lands for agriculture. The cancellation will  
18 only remove 40.12 gross acres, leaving 538.66 gross acres in the Agricultural Preserve,  
19 ensuring the viability for long-term continued agricultural production on a substantial portion  
20 of the adjacent agricultural preserve.
- 21 3. The cancellation is for an alternative use that is consistent with the applicable provisions of the  
22 Riverside County General Plan. Specifically, the Project directly implements the General Plan  
23 policy to permit and encourage, in an environmentally and fiscally responsible manner, the  
24 development of renewable energy resources and related infrastructure, including but not  
25 limited to, the development of solar power plants in the County of Riverside. The Project  
26 directly implements this policy and thus is consistent with the General Plan.
- 27 4. Additionally, California's Legislature has expressed its interest in renewable energies by  
28 enacting legislation meant to reduce greenhouse gas emissions. The Project will help achieve  
the goal of increased renewable energy by directly generating solar electricity through the use  
of solar photovoltaic panels, which is a renewable energy source. Additionally, once

operational, the Project would offset greenhouse gas emissions that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels.

5. The cancellation will not result in discontinuous patterns of urban development because the existing General Plan and zoning designations for the subject site and the surrounding parcels limit commercial and residential development and therefore provide a buffer for the subject site and the surrounding parcels from urbanization. Those surrounding parcels that also fall within existing Agricultural Preserves have an added buffer against urbanization that will require the review and approval of the appropriate Planning Department applications prior to any development. Furthermore, the Project would be located on land that is appropriate for solar generating facilities because the land is flat, is previously disturbed, does not contain significant biological or cultural resources that would be adversely affected, is adjacent to an existing electricity distribution line and is not conducive to alternative development or urban development.
6. There is also no other nearby parcel that is not subject to a land conservation contract and that is both available and suitable for the Project. The Project is located on disturbed and fallow agricultural land that is bound to the north, east, and west by properties that are also fallow and encumbered by the Agricultural Preserve. Bureau of Land Management land is adjacent to the south of the project site and is undisturbed in nature with potential habitat for biological resources. Land in the surrounding area was evaluated for transmission capacity, environmental resources and land use impacts. The Project site was selected for solar development because it utilizes disturbed land with no impact to biological or cultural resources and is adjacent to an existing Southern California Edison (SCE) power line that has the capacity for interconnection. As a result, there is no non-contracted land which is both available and suitable for the Project based on available transmission capacity, environmental resources and land use impacts.
7. Therefore, based on the above, the public's interest in renewable energy substantially outweighs the purpose of the Williamson Act and there is no proximate, noncontracted alternative land available and suitable for the proposed Project.
8. Diminishing Agricultural Preserve No. 2 by removing 40.12 gross acres will not have a significant adverse effect upon the environment and a Mitigated Negative Declaration for



1 Environmental Assessment No. 42580 is adopted based on the findings incorporated in the  
2 initial study.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
4 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the RJI  
5 Property as outlined in Government Code Section 51283.4:

- 6 1. The cancellation fee of \$7,500.00 shall be paid; and,
- 7 2. All conditions necessary for the County to issue grading permits for any portion of CUP No.  
8 3693 shall have been met; and,
- 9 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
10 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
11 RJI Land Conservation Contract. Within 30 days of receipt of such notice, and upon  
12 determination that the conditions and contingencies have been satisfied, the Board of  
13 Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with  
14 respect to the RJI Land Conservation Contract.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
16 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the JPI  
17 Land Conservation Contract as outlined in Government Code Section 51283.4:

- 18 1. The cancellation fee of \$7,500.00 shall be paid; and,
- 19 2. All conditions necessary for the County to issue grading permits for any portion of CUP No.  
20 3693 shall have been met; and,
- 21 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
22 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
23 JPI Property. Within 30 days of receipt of such notice, and upon determination that the  
24 conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be  
25 executed and recorded a Certificate of Final Cancellation with respect to the JPI Land  
26 Conservation Contract.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall  
28 file and record copies of this resolution and the Property Description, in the Office of the County  
Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of  
the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County; and that  
upon fulfillment of all of the conditions with respect to both the RJI Land Conservation Contract and the

1 JPI Land Conservation Contract, the landowners will be entitled to a Certificate of Final Cancellation that  
2 provides as follows:

- 3 1. Chuckwalla Agricultural Preserve No. 2, Map No. 622 adopted on February 24, 1987, will be  
4 amended by deleting therefrom the area shown and described on the Property Description, said  
5 Property Description being on file in the Office of the Clerk of the Board.
- 6 2. The RJI Land Conservation Contract and the JPI Land Conservation Contract will each be  
7 canceled to the extent said contracts apply to land referenced in the petitions for cancellation  
8 of the aforementioned property owners, thereby removing from the effect of said contracts the  
9 real property in the County of Riverside, State of California, described in the Property  
10 Description.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the  
12 cancellation fee of \$7,500 for the RJI Property of the cancellation fee of \$7,500 for the JPI Property is not  
13 paid within one year following the recordation of this Certificate of Tentative Cancellation, that portion of  
14 the fee shall be recomputed pursuant to Government Code Section 5.1283.4 (a), and the applicable  
15 landowner shall be required to pay the applicable portion of the recomputed fee as a condition to issuance  
16 of a Certificate of Final Cancellation of the Land Conservation Contract.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
18 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
19 if the Board finds that such amendment is consistent with the findings made pursuant to Government  
20 Code Section 51282.  
21  
22  
23  
24  
25  
26  
27  
28

# RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07692 PM35849

VICINITY/POLICY AREAS

Supervisor Stone  
District 3

Date Drawn: 10/24/13  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 27

Assessors Bk. Pg. 943-14  
Thomas Bros. Pg. 959 G1

Edition 2009

0 1,000 2,000 4,000 6,000

Feet



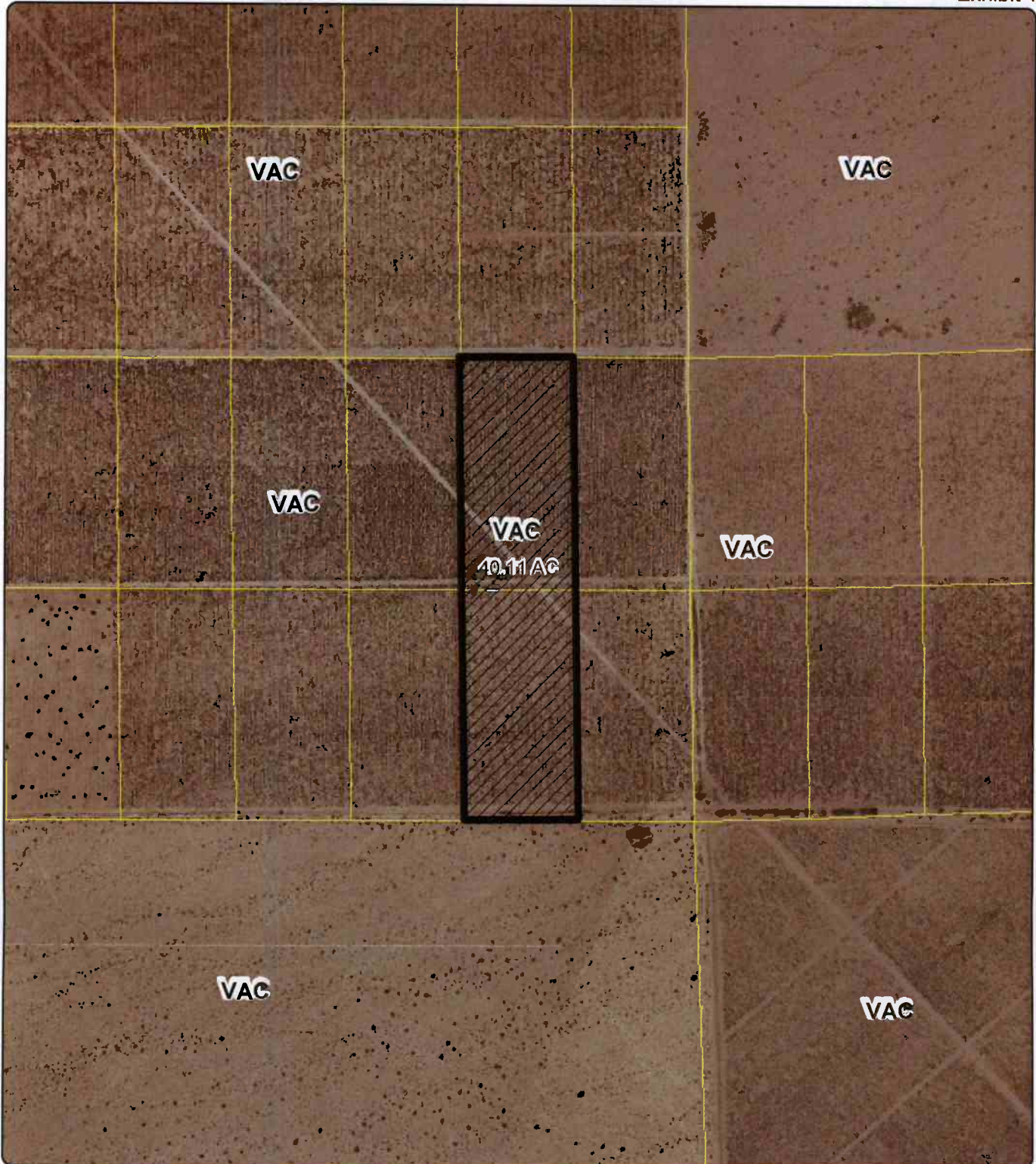
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.airna.co.riverside.ca.us/index.html>



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03693 AG01027**  
**LAND USE**

Supervisor Benoit  
District 4

Date Drawn: 03/06/2014  
Exhibit 1



Zoning Area: Chuckwalla  
Township/Range: T5SR15E  
Section: 1



Assessors Bk. Pg. 808-240  
Thomas Bros. Pg. 5421 B4  
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rima.co.riverside.ca.us/index.html>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

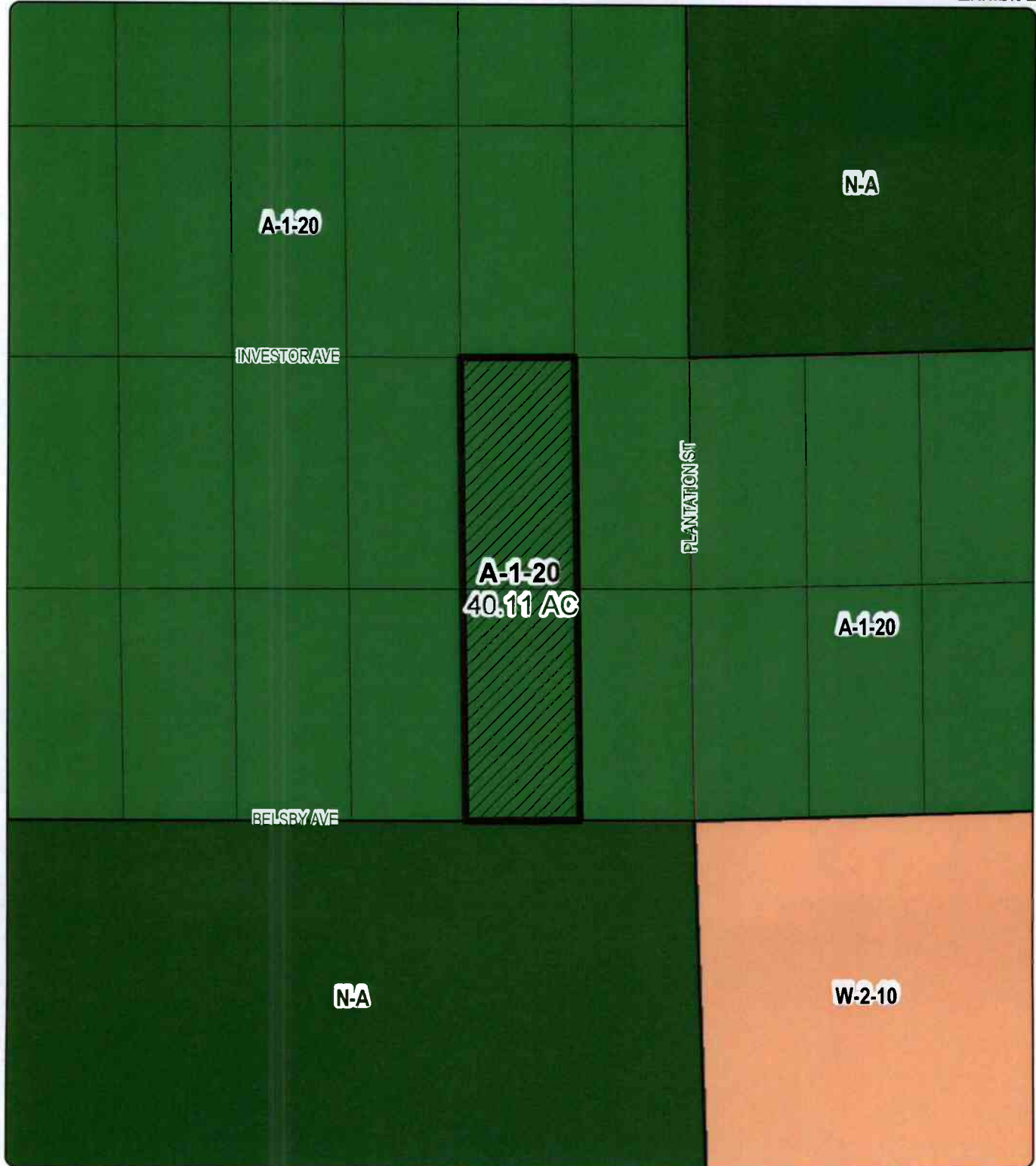
## CUP03693 AG01027

Supervisor Benoit  
District 4

**EXISTING ZONING**

Date Drawn: 03/06/2014

Exhibit 2



Zoning Area: Chuckwalla  
Township/Range: T5SR15E  
Section: 1



Assessors Bk. Pg. 808-240  
Thomas Bros. Pg. 5421 B4  
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

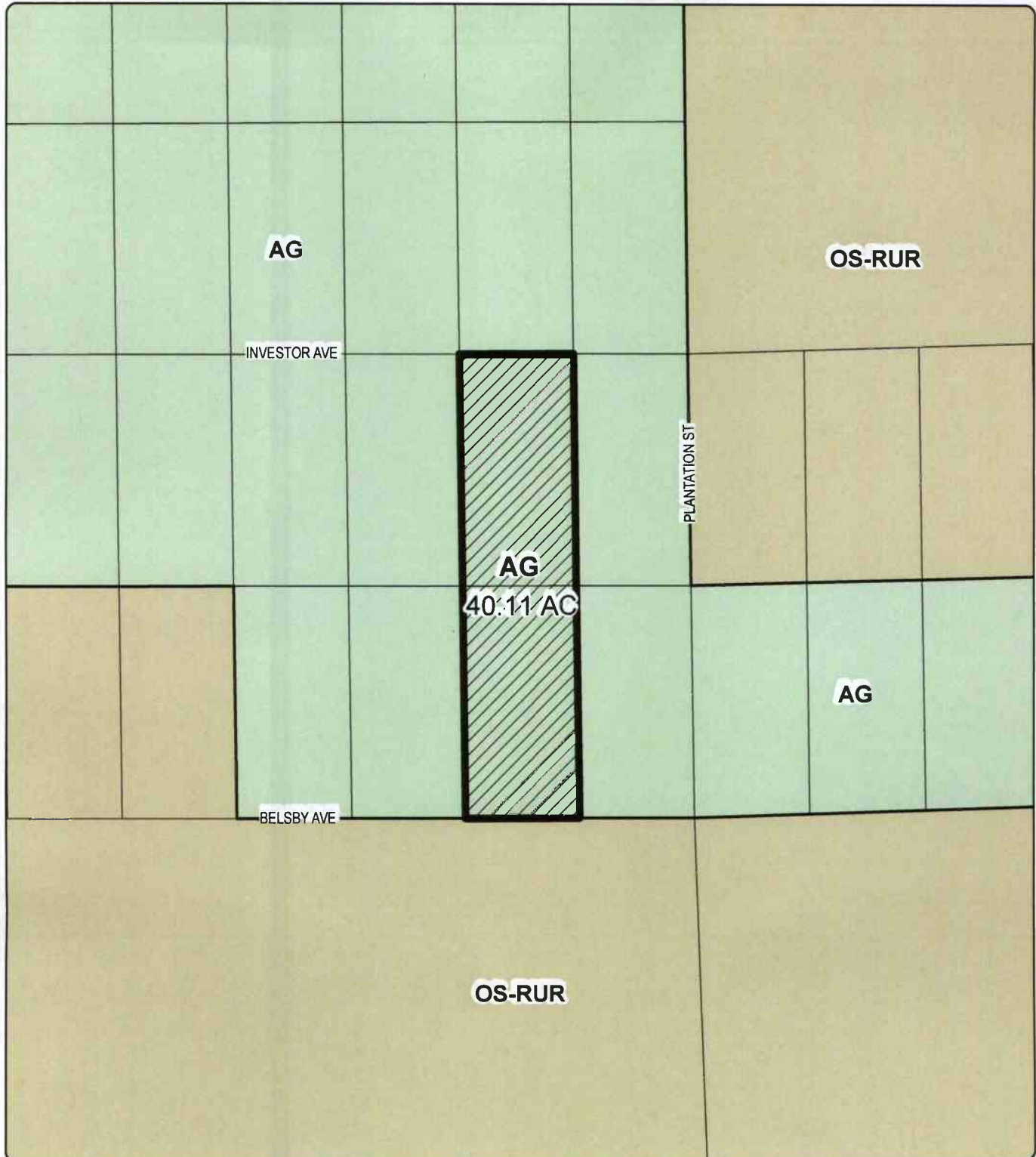
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03693 AG01027

EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 03/06/2014  
Exhibit 5



Zoning Area: Chuckwalla  
Township/Range: T5SR15E  
Section: 1



Assessors Bk. Pg. 808-240  
Thomas Bros. Pg. 5421 B4  
Edition 2011

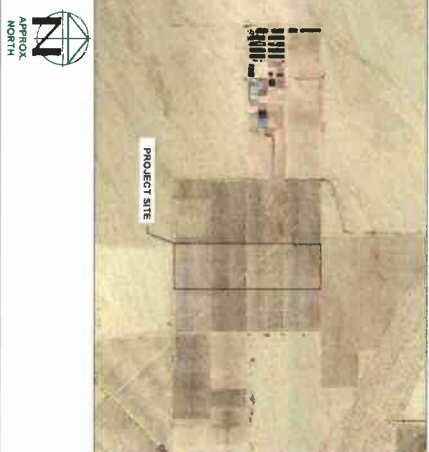
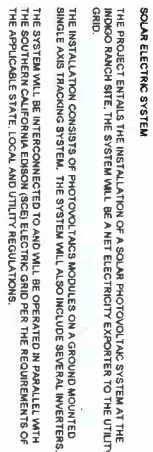
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



**33°45'42.53"N, 115°21'53.72"W**

# SOLAR ELECTRIC SYSTEM PROJECT 4.5 MW AC

## PERMITTING/PLANNING NOTES



**PROJECT TEAM:**

**APPLICANT**  
CANADIAN SOLAR  
2420 CAMINO RAMON STE 125  
SAN RAMON, CA 94583  
CONTACT: ANTONIO RODRIGUEZ  
TEL. (888) 998-7739 EXT. 4617  
[WWW.CANADIANSOLAR.COM](http://WWW.CANADIANSOLAR.COM)

**DESIGN ENGINEERING FIRM**  
BLUE CAK ENERGY  
1560 DREW AVENUE  
DAVIS, CA 95618  
CONTACT: JAYME GARCIA, PE  
TEL. (530) 747-2086

**DEVELOPER**  
SILVERADO POWER  
2 EMBARCADERO CENTER, STE. 410  
SAN FRANCISCO, CA 94111  
CONTACT GARRET BEAN  
TEL (415) 692-7740

DWG #	DRAWING
WG-001	TITLE SHEET
C-001	LAND USE AND ZONING PLAN
C-002	EXISTING SITE PLAN
C-102	GRADING AND DRAINAGE PLAN
D-001	SITE ENTRANCE PLAN
W-111	ARRAY PLAN
W-001	EQUIPMENT PLAN AND ELEVATIONS
W-002	INVERTER & TRANSFORMER EQUIPMENT PAD
W-003	SCENE AND ELEVATION
W-004	SCENE AND ELEVATION
	FENCE DETAILS
	201

1. THIS PV SYSTEM INSTALLATION IS SUBJECT TO INSPECTION BY THE CITY BUILDING OFFICIALS. CANADIAN SOLAR, BLUE OAK ENERGY AND MULTIPLE OTHER STAKEHOLDERS IN THIS PROJECT
2. THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODE VERSIONS.
  - 2010 CA BUILDING CODE
  - 2010 CA ELECTRICAL CODE
  - SEE BOB FOR ALL OTHERS

CONFIDENTIALITY STATEMENT

THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY, INC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY BLUE OAK ENERGY, INC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM BLUE OAK ENERGY, INC.

CASE CUP03593, M  
EXHIBIT A (Shwile 1  
DATE 9/12/13  
PLANNER L ROSS



1580 Drew Avenue Davis CA 95618  
www.blueoakenenergy.com - Phone 530.747.2023



INDIGO RANCH

DESERT CENTER, CA 92239

**TITLE SHEET**

WG-001

CONFIDENTIALITY STATEMENT

THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY INC. THIS INFORMATION IS CONFIDENTIAL, AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY BLUE OAK ENERGY INC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM BLUE OAK ENERGY INC.



# LEGAL DESCRIPTIONS

APN 808-240-010-5  
 PARCEL 26 OF PARCEL MAP NO. 16129 AS SHOWN BY MAP  
 ON FILE IN BOOK 96, PAGES 78 THROUGH 80, INCLUSIVE,  
 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 PARCEL 22 OF PARCEL MAP NO. 16129 AS SHOWN BY MAP  
 ON FILE IN BOOK 96, PAGES 78 THROUGH 80, INCLUSIVE,  
 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 SUMMARY OF SURVEY RELATED  
 ITEMS PER PRELIMINARY REPORT  
 APN 808-240-010-5  
 1. ELECTRIC EASEMENT, 21.28' O.R. 566, SHOWN HEREON  
 2. WATER RIGHT OF WAY, INS. 62-118031, EXACT LOCATION NOT  
 DESCRIBED.  
 3. WATERLINE EASEMENT, INS. 82-49964, EXACT LOCATION NOT  
 DESCRIBED.  
 4. ELECTRIC EASEMENT, 21.28' O.R. 566, SHOWN HEREON  
 5. WATER RIGHT OF WAY, INS. 62-118031, EXACT LOCATION NOT  
 DESCRIBED.  
 6. WATERLINE EASEMENT, INS. 82-49964, EXACT LOCATION NOT  
 DESCRIBED.  
 7. THERE ARE NO BUILDINGS ON SITE AND NO ADDRESSES WERE  
 OBSERVED.  
 8. THE AERIAL TOPOGRAPHY IS DATED JULY 10, 2013 AND WAS PROVIDED  
 BY GEOMAP INC.

# NOTES

1. THIS SURVEY IS BASED ON A PRELIMINARY REPORT ISSUED BY FIRST  
 ADVISORY SURVEYING, INC. (FAS) ON JULY 10, 2013 FOR  
 2013 FOR PARCEL 22 AND NOS-82524, DATED JUNE 13, 2013 FOR  
 PARCEL 26.  
 2. THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON GPS NORTH,  
 EXCAVATION IS NECESSARY TO DETERMINE ACTUAL LOCATIONS.  
 3. THE PARCEL LIES WITHIN THE STATE DEPARTMENT OF WATER  
 RESOURCES AWARENESS FLOODPLAIN.  
 4. THE PARCEL LIES WITHIN THE STATE DEPARTMENT OF WATER  
 RESOURCES AWARENESS FLOODPLAIN.  
 5. THE PARCEL LIES WITHIN THE STATE DEPARTMENT OF WATER  
 RESOURCES AWARENESS FLOODPLAIN.  
 6. THE PARCEL LIES WITHIN THE STATE DEPARTMENT OF WATER  
 RESOURCES AWARENESS FLOODPLAIN.  
 7. THERE ARE NO BUILDINGS ON SITE AND NO ADDRESSES WERE  
 OBSERVED.  
 8. THE AERIAL TOPOGRAPHY IS DATED JULY 10, 2013 AND WAS PROVIDED  
 BY GEOMAP INC.

# OWNERS

1. JOHN STEPHEN DRASKOVICH  
 2. JOHN STEPHEN DRASKOVICH  
 3. JOHN STEPHEN DRASKOVICH  
 4. JOHN STEPHEN DRASKOVICH  
 5. JOHN STEPHEN DRASKOVICH  
 6. JOHN STEPHEN DRASKOVICH  
 7. JOHN STEPHEN DRASKOVICH  
 8. JOHN STEPHEN DRASKOVICH  
 9. JOHN STEPHEN DRASKOVICH  
 10. JOHN STEPHEN DRASKOVICH

# BENCHMARK

THE NGS CONTROL MONUMENT H 751, A USC AND GS STEEL  
 TABLE STAMPED 11751 1945 IN THE TOP OF A CONCRETE  
 POST, LOCATED 10 MILES SOUTHEAST OF HWY 77 AT DESERT  
 HAVENS, ELEVATION OF 541.50 FEET.

# BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GPS NORTH,  
 THE BEARING OF NORTH 49°44'41" EAST WAS ESTABLISHED  
 BY GPS BETWEEN FOUND MONUMENTS SHOWN HEREON.

# LAND USE DESIGNATION

AGRICULTURAL - A0  
 THOMAS BROTHERS MAP  
 SAN BERNARDINO & RIVERSIDE COUNTY 2008 EDITION  
 PAGE 2391  
 COORDINATE: 08

# UTILITIES

ELECTRICITY SOUTHERN CALIFORNIA Edison (SCE)  
 GAS, SEWER, WATER, TELEPHONE, WIA  
 DESERT CENTER UNIFIED SCHOOL DISTRICT

# LEGEND

(R1) 96' IN W-40  
 21.28' O.R. 566  
 FOUND MONUMENT AS NOTED  
 POWER POLE  
 PROPERTY LINE  
 EASEMENT LINE  
 CENTERLINE  
 LOT LINE

# EXISTING SITE PLAN



NORTH

SCALE 1" = 60'

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD

UNIMPROVED DIRT ROAD



### LEGEND

**INDIGO RANCH**

32-46-42-35N, 118-21-53-72W  
DRENT CENTER, CA 92239

**GRADING AND DRAINAGE PLAN**

DATE: 10/20/2018  
DRAWN BY: J. H. H. H.

**C-102**

C-102



www.blueoakenergy.com • Phone 530.41.2026

**BLUE OAK ENERGY**  
1560 Drew Avenue, Davis, CA 95616

[illegible]

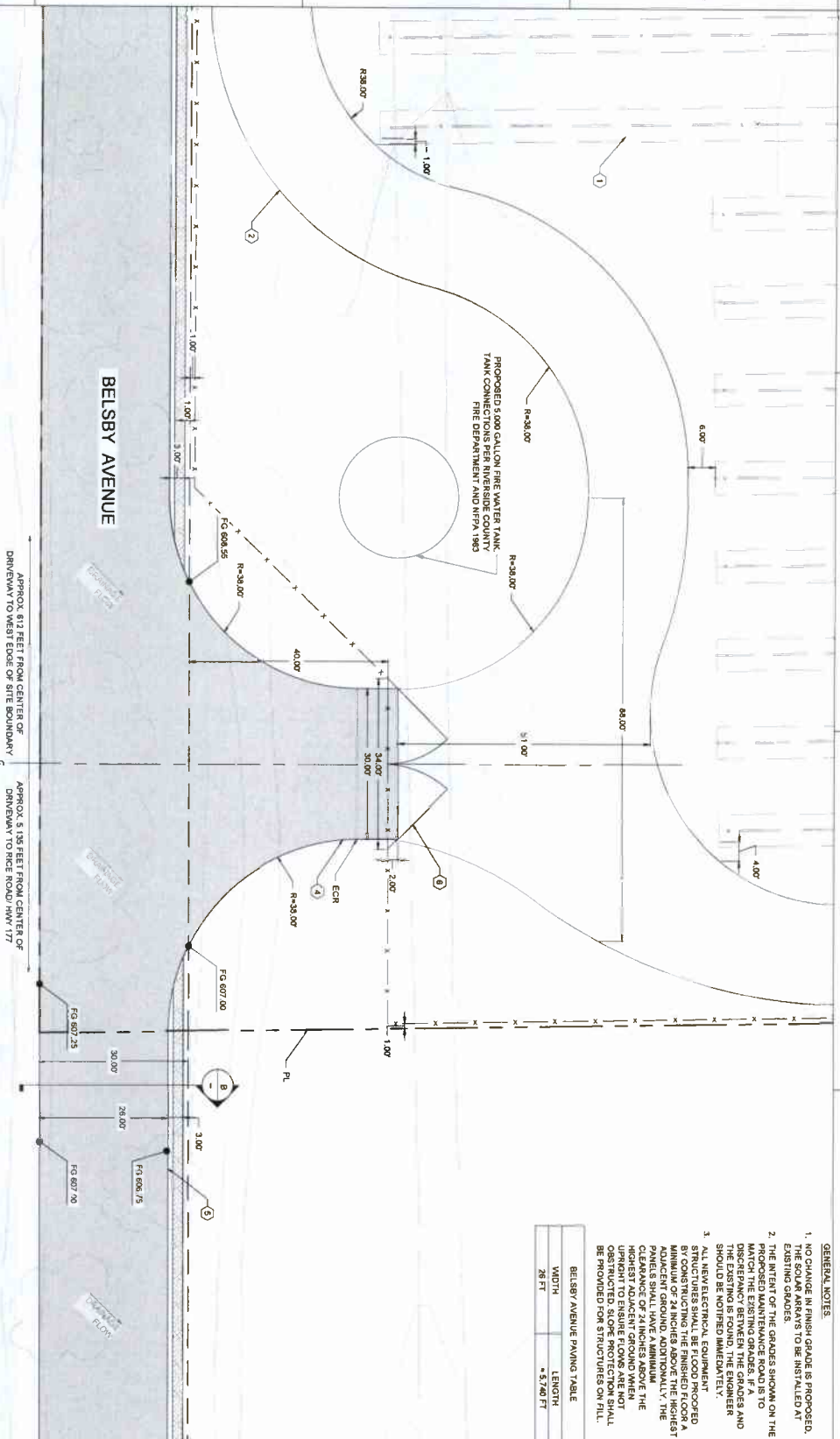
CASE CUPO3683, AMD.#1  
EXHIBIT A (Sheets 1-6)  
DATE 8/12/13  
PLANNER L MOSS

**CONFIDENTIALITY STATEMENT**

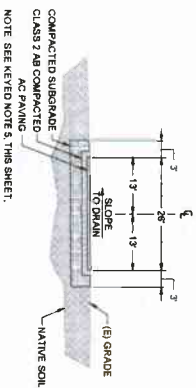
THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY INC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY BLUE OAK ENERGY, INC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM BLUE OAK ENERGY, INC.

1. THE HISTORICAL DAMAGE PATTERNS ARE TO REMAIN.
2. NO CHANGE IN FINISH OR CARPET IS PROPOSED. SOLAR AIRWAYS ARE TO BE INSTALLED AT EXISTING ABOVE.
3. THE MEET OF THE GARGES SHOULD MATCH THE EXISTING ABOVE.
4. THE PROPOSED MAINTENANCE ROAD IS TO BE EXISTING ABOVE.
5. THE EXISTING FLOOR, A PERS AND THE EXISTING FLOOR, NOTIFY THE ENGINEER IMMEDIATELY.
6. TOP REFERS TO TOP OF EQUIPMENT PAD ELEVATION.
7. FENCE IS CORP'Y 1' MIN. ABOVE OF THE SERVICE PROPERTY LINE AND RIDE OF WAY EXISTENTS.
8. ALL NEW ELECTRICAL EQUIPMENT TO BE COVERED BY CONTACTING THE FINISHED FLOOR MINIMUM OF 24 INCHES ABOVE THE HIGHEST ADJACENT ROOM.
9. ALL NEW ELECTRICAL EQUIPMENT MINIMUM CLEARANCE OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND WHEN URGENT TO BUSINE FLOW ARE NOT TO BE PROVIDED FOR STRUCTURES ON FILL.

**A SITE ENTRANCE PLAN**  
SCALE 1" = 10'



**B BELSBY AVENUE ROAD SECTION**  
SCALE 1" = 10'



BELSBY AVENUE PAVING TABLE	
WIDTH	LENGTH
26 FT	5,740 FT

- GENERAL NOTES**
1. NO CHANGE IN FINISH GRADE IS PROPOSED. THE SOLAR ARRAYS TO BE INSTALLED AT THE EXISTING GRADE.
  2. PROPOSED MAINTENANCE ROAD TO MATCH THE EXISTING GRADE. IF A DISCREPANCY BETWEEN THE GRADES AND THE EXISTING GRADE IS NOTICED, THE GRADE SHOULD BE NOTIFIED IMMEDIATELY.
  3. ALL NEW ELECTRICAL EQUIPMENT STRUCTURES SHALL BE FLOOD PROOFED BY CONSTRUCTING THE FINISHED FLOOR A MINIMUM OF 24 INCHES ABOVE THE ADJACENT GRADE. IN ADDITION, THE PANELS SHALL HAVE A MINIMUM CLEARANCE OF 24 INCHES ABOVE THE ADJACENT GRADE. THE STRUCTURES SHALL BE UPRAISED TO ENSURE FLOODS ARE NOT OBSTRUCTED. SLOPE PROTECTION SHALL BE PROVIDED FOR STRUCTURES ON FILL.

- CONSTRUCTION NOTES**
1. SOLAR ARRAY AND OTHER ELECTRICAL EQUIPMENT: SEE ELECTRICAL SHEETS.
  2. 20' WIDE DRIVEWAY FROM COMPACTED SLOPE TO MATCH EXISTING.
  3. 30' WIDE PAVED DRIVEWAY WITH NO CURB, GUTTER, AND SIDEWALK PER A MODIFIED DETAIL.
  4. 30' WIDE PAVED DRIVEWAY WITH 3' GRADED SHOULDERS PER A MODIFIED VERSION OF COUNTY STANDARD DETAIL NO. 194. SEE COUNTY STANDARD DETAIL NO. 194.
  5. 34' WIDE SITE ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE (KNOX BOX) AND EMERGENCY PLACARD.

**CONFIDENTIALITY STATEMENT:**  
THIS DOCUMENT IS THE PROPERTY OF BLUE OAK ENERGY, INC. THIS DOCUMENT IS CONFIDENTIAL AND IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN. IT IS TO BE KEPT SECRET AND NOT DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION FROM BLUE OAK ENERGY, INC.

**CASE STUDY: 1000 DRY AVE. (1000 DRY AVE. PROJECT) - 1000 DRY AVE. (1000 DRY AVE. PROJECT) - 1000 DRY AVE. (1000 DRY AVE. PROJECT)**

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING
11	ISSUED FOR PERMITTING
12	ISSUED FOR PERMITTING
13	ISSUED FOR PERMITTING
14	ISSUED FOR PERMITTING
15	ISSUED FOR PERMITTING
16	ISSUED FOR PERMITTING
17	ISSUED FOR PERMITTING
18	ISSUED FOR PERMITTING
19	ISSUED FOR PERMITTING
20	ISSUED FOR PERMITTING
21	ISSUED FOR PERMITTING
22	ISSUED FOR PERMITTING
23	ISSUED FOR PERMITTING
24	ISSUED FOR PERMITTING
25	ISSUED FOR PERMITTING
26	ISSUED FOR PERMITTING
27	ISSUED FOR PERMITTING
28	ISSUED FOR PERMITTING
29	ISSUED FOR PERMITTING
30	ISSUED FOR PERMITTING
31	ISSUED FOR PERMITTING
32	ISSUED FOR PERMITTING
33	ISSUED FOR PERMITTING
34	ISSUED FOR PERMITTING
35	ISSUED FOR PERMITTING
36	ISSUED FOR PERMITTING
37	ISSUED FOR PERMITTING
38	ISSUED FOR PERMITTING
39	ISSUED FOR PERMITTING
40	ISSUED FOR PERMITTING
41	ISSUED FOR PERMITTING
42	ISSUED FOR PERMITTING
43	ISSUED FOR PERMITTING
44	ISSUED FOR PERMITTING
45	ISSUED FOR PERMITTING
46	ISSUED FOR PERMITTING
47	ISSUED FOR PERMITTING
48	ISSUED FOR PERMITTING
49	ISSUED FOR PERMITTING
50	ISSUED FOR PERMITTING
51	ISSUED FOR PERMITTING
52	ISSUED FOR PERMITTING
53	ISSUED FOR PERMITTING
54	ISSUED FOR PERMITTING
55	ISSUED FOR PERMITTING
56	ISSUED FOR PERMITTING
57	ISSUED FOR PERMITTING
58	ISSUED FOR PERMITTING
59	ISSUED FOR PERMITTING
60	ISSUED FOR PERMITTING
61	ISSUED FOR PERMITTING
62	ISSUED FOR PERMITTING
63	ISSUED FOR PERMITTING
64	ISSUED FOR PERMITTING
65	ISSUED FOR PERMITTING
66	ISSUED FOR PERMITTING
67	ISSUED FOR PERMITTING
68	ISSUED FOR PERMITTING
69	ISSUED FOR PERMITTING
70	ISSUED FOR PERMITTING
71	ISSUED FOR PERMITTING
72	ISSUED FOR PERMITTING
73	ISSUED FOR PERMITTING
74	ISSUED FOR PERMITTING
75	ISSUED FOR PERMITTING
76	ISSUED FOR PERMITTING
77	ISSUED FOR PERMITTING
78	ISSUED FOR PERMITTING
79	ISSUED FOR PERMITTING
80	ISSUED FOR PERMITTING
81	ISSUED FOR PERMITTING
82	ISSUED FOR PERMITTING
83	ISSUED FOR PERMITTING
84	ISSUED FOR PERMITTING
85	ISSUED FOR PERMITTING
86	ISSUED FOR PERMITTING
87	ISSUED FOR PERMITTING
88	ISSUED FOR PERMITTING
89	ISSUED FOR PERMITTING
90	ISSUED FOR PERMITTING
91	ISSUED FOR PERMITTING
92	ISSUED FOR PERMITTING
93	ISSUED FOR PERMITTING
94	ISSUED FOR PERMITTING
95	ISSUED FOR PERMITTING
96	ISSUED FOR PERMITTING
97	ISSUED FOR PERMITTING
98	ISSUED FOR PERMITTING
99	ISSUED FOR PERMITTING
100	ISSUED FOR PERMITTING

**INDIGO RANCH**  
33°46'42.58"N 115°71'53.77"W  
DESERT CENTER, CA 92229  
SITE ENTRANCE PLAN

**Blue Oak Energy**  
1500 Dry Avenue, Davis, CA 95618  
www.blueoakenergy.com - Phone: 530.747.2008

**CanadianSolar**

**C-401**

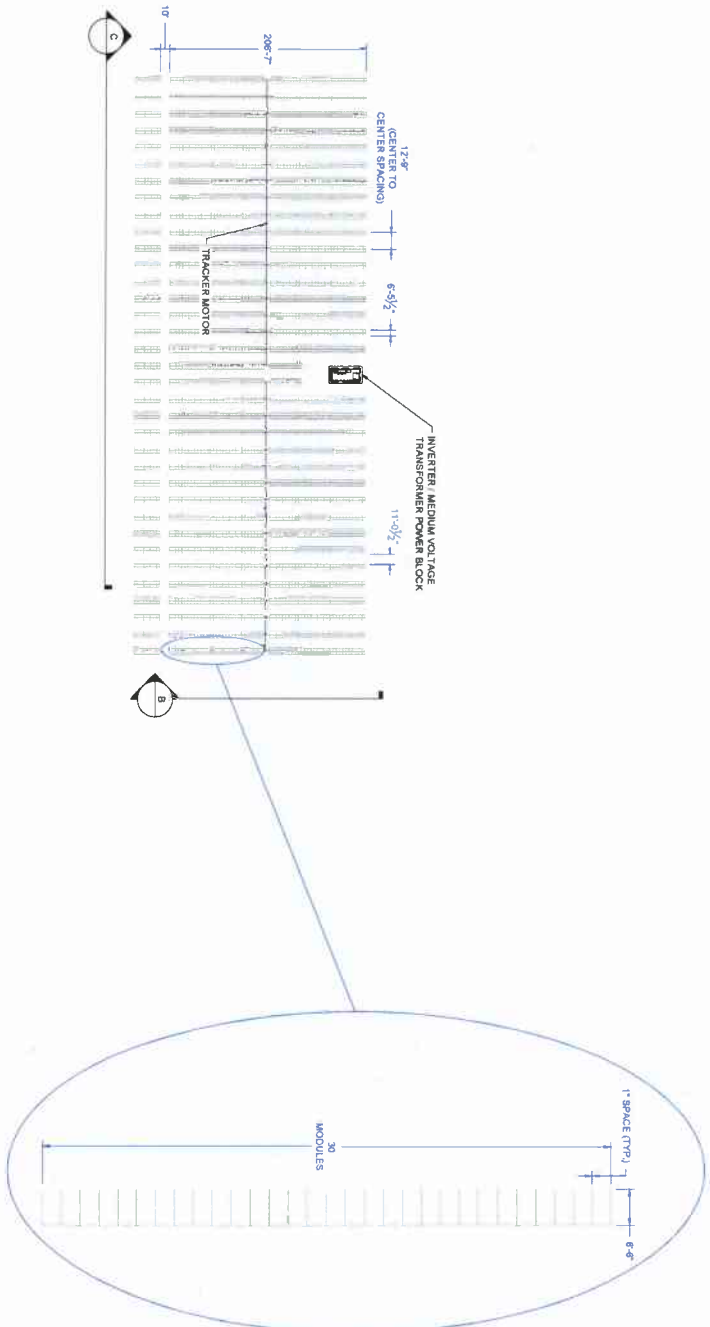






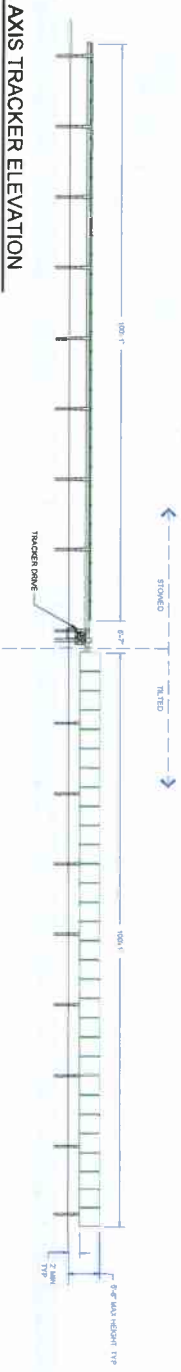
**A** ARRAY DETAIL - REPRESENTATIVE

SCALE: NTS



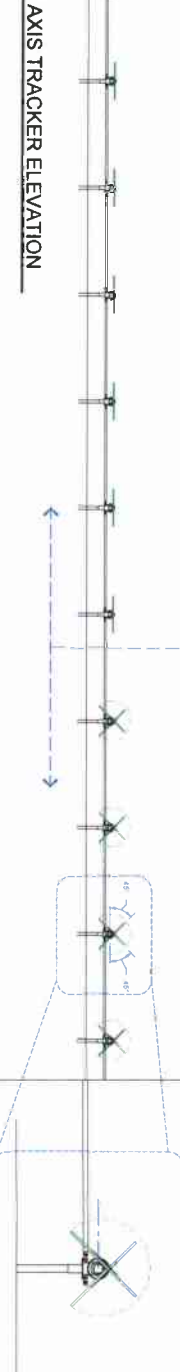
**B** SINGLE AXIS TRACKER ELEVATION

SCALE: NTS



**C** SINGLE AXIS TRACKER ELEVATION

SCALE: NTS



NOTES:  
1. NONE.

KEYED NOTES:  
① NONE.

**CONFIDENTIALITY STATEMENT**  
THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY INC. THIS INFORMATION IS CONFIDENTIAL, AND IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM BLUE OAK ENERGY INC.

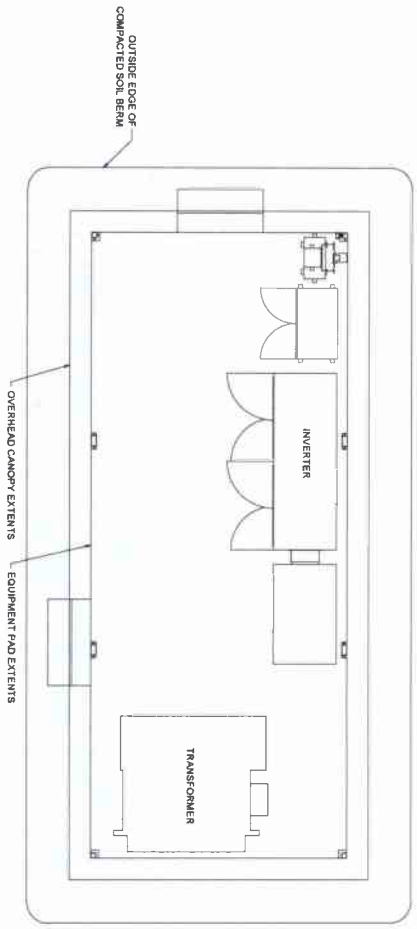
**PAGE 01 OF 080 AND 91**  
**DATE: 9/27/13**  
**DESIGNED BY: J. ROSS**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	9/27/13	J. ROSS	
2	ISSUED FOR PERMIT	9/27/13	J. ROSS	
3	ISSUED FOR PERMIT	9/27/13	J. ROSS	
4	ISSUED FOR PERMIT	9/27/13	J. ROSS	
5	ISSUED FOR PERMIT	9/27/13	J. ROSS	
6	ISSUED FOR PERMIT	9/27/13	J. ROSS	
7	ISSUED FOR PERMIT	9/27/13	J. ROSS	
8	ISSUED FOR PERMIT	9/27/13	J. ROSS	
9	ISSUED FOR PERMIT	9/27/13	J. ROSS	
10	ISSUED FOR PERMIT	9/27/13	J. ROSS	

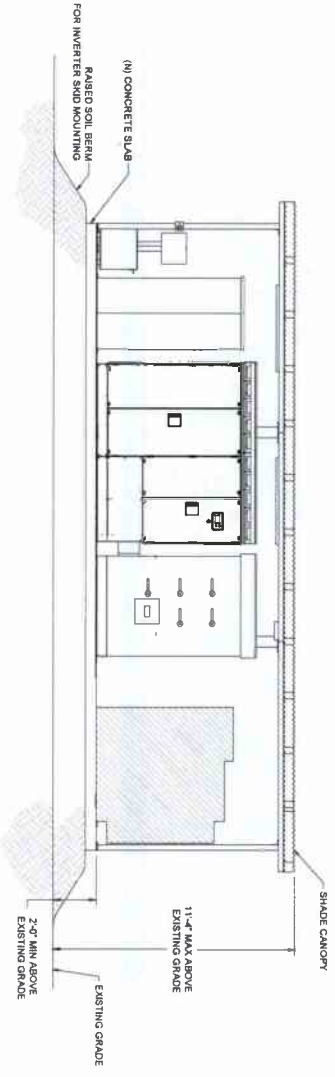
**BLUE OAK ENERGY**  
1500 Gray Avenue, Davis, CA 95618  
www.blueoakenergy.com - Phone: 530.747.2006

**INDIGO RANCH**  
33°45'42.52"N, 119°21'53.72"W  
DESERT CENTER, CA 92328  
EQUIPMENT PLAN AND ELEVATIONS  
**W-401**

**A**  
**INVERTER & TRANSFORMER  
EQUIPMENT PAD PLAN VIEW**  
SCALE: 3/8" = 1'-0"



**B**  
**INVERTER & TRANSFORMER  
EQUIPMENT PAD ELEVATION VIEW**  
SCALE: 3/8" = 1'-0"



NOTES  
1. NONE.

KEYED NOTES  
① NONE

**CONFIDENTIALITY STATEMENT**  
THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLUE OAK ENERGY INC. ANY REPRODUCTION OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BLUE OAK ENERGY INC. IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

CAGE CIP03983, AND #1  
EXHIBIT B (SHEETS 1-4)  
DATE: 8/2/23  
DRAWN BY: J. ROSS

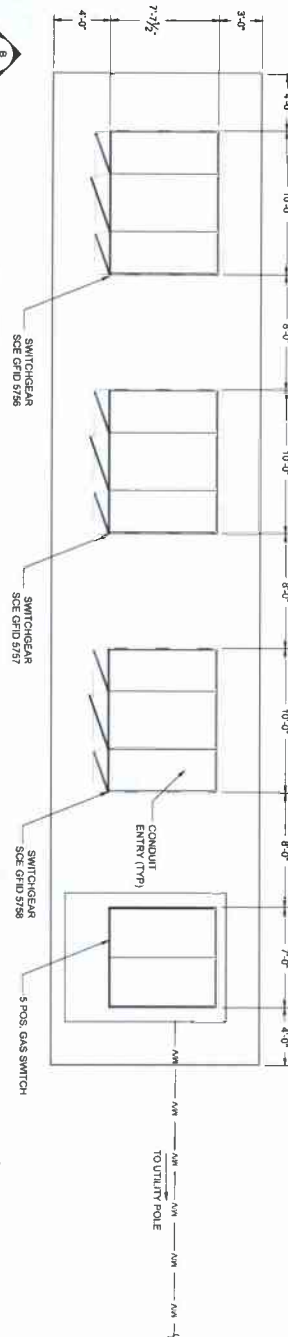
LIST MATERIALS OF WORK			
NO.	DESCRIPTION	QTY	UNIT
1	INVERTER & TRANSFORMER EQUIPMENT PAD	1	SQ. FT.
2	SHADE CANOPY	1	SQ. FT.
3	RAISED SOIL BERM	1	LINEAL FT.
4	CONCRETE SLAB	1	SQ. FT.
5	EXISTING GRADE	1	SQ. FT.

**BLUE OAK ENERGY**  
1500 Deer Avenue, Davis, CA 95618  
www.blueoakenergy.com • Phone: 530.747.2005

**CanadianSolar**

**INDIGO RANCH**  
23454 SON, 1457183, 177W  
DESERT CENTER, CA 92230  
INVERTER & TRANSFORMER  
EQUIPMENT PAD PLAN AND ELEVATION  
Sheet No. **W-402**

**A**  
**SCF EQUIPMENT PLAN**  
SCALE: 1/8" = 1'-0"



**B**  
**SCF EQUIPMENT ELEVATION**  
SCALE: 1/8" = 1'-0"



NOTES  
1. NONE

KEYED NOTES  
① NONE

CONFIDENTIALITY STATEMENT:  
THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM BLUE OAK ENERGY, INC.

THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM BLUE OAK ENERGY, INC.

PROJECT INFORMATION		DATE: 9/12/13	
PROJECT: 1560 DEW AVENUE, DAVIS, CA 95618		DRAWN BY: JLM	
CLIENT: BLUE OAK ENERGY, INC.		CHECKED BY: JLM	
FILE NAME: 1560 DEW AVENUE		PROJECT NO: 1560 DEW AVENUE	
DATE: 9/12/13		SCALE: 1/8" = 1'-0"	
PROJECT: 1560 DEW AVENUE		DATE: 9/12/13	
CLIENT: BLUE OAK ENERGY, INC.		DRAWN BY: JLM	
FILE NAME: 1560 DEW AVENUE		CHECKED BY: JLM	
DATE: 9/12/13		PROJECT NO: 1560 DEW AVENUE	
PROJECT: 1560 DEW AVENUE		DATE: 9/12/13	
CLIENT: BLUE OAK ENERGY, INC.		DRAWN BY: JLM	
FILE NAME: 1560 DEW AVENUE		CHECKED BY: JLM	
DATE: 9/12/13		PROJECT NO: 1560 DEW AVENUE	

1560 DEW AVENUE, DAVIS, CA 95618  
www.blueoakenergy.com • Phone: 530.747.2005



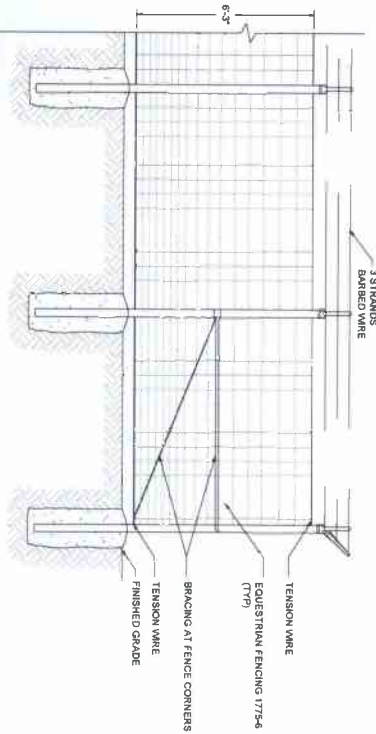
INDIGO RANCH

37444257N, 118714337W  
DEBERT CENTER, CA 95725  
SCF EQUIPMENT PLAN  
AND ELEVATION

W-403

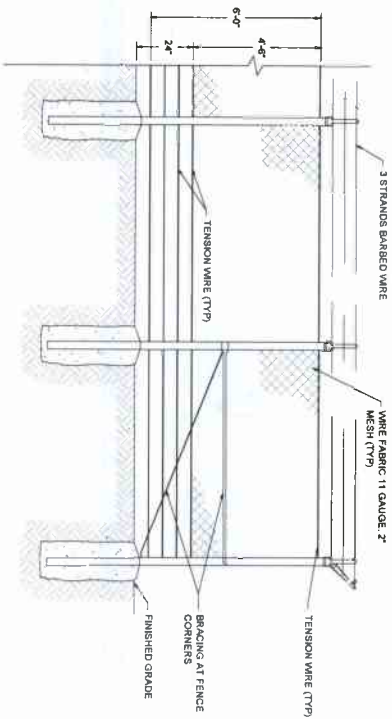
**A**

NOTE:  
6'-3" HIGH EQUESTRIAN FENCING SUPPORTED WITH TENSION WIRE TOP AND BOTTOM (STARTING 6" FROM THE GROUND).  
**OPTION A - EQUESTRIAN FENCING**  
NON-RESTRICTING STORM WATER FENCING FOR SOUTH & WEST SIDES  
SCALE 1/8"=1'-0"



**B**

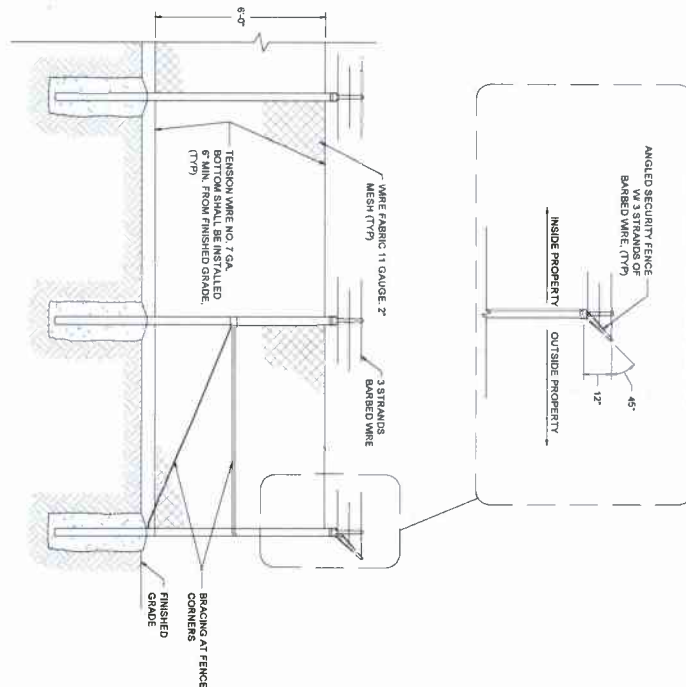
NOTE:  
TENSION WIRE STRANDS AT THE BOTTOM WITH A MINIMUM OF 6" BETWEEN STRANDS FOR 24 INCHES (STARTING FROM THE GROUND).  
**OPTION B - CHAIN LINK WITH 24" OF TENSION WIRE BELOW**  
NON-RESTRICTING STORM WATER FENCING FOR SOUTH & WEST SIDES  
SCALE 1/8"=1'-0"



**C**

**CHAIN LINK FENCE DETAIL FOR NORTH & EAST SIDES**  
SCALE 1/8"=1'-0"

- NOTES:
1. FENCING CONTRACTOR TO DESIGN AND INSTALL FENCE PER LOCAL REQUIREMENTS AND/OR SUGGESTED PRACTICE FOR ALL COMPONENTS NOT SPECIFICALLY CALLED OUT.
  2. WIRE FABRIC 11 GAUGE 2" MESH.
  3. NO. 7 GA. TENSION WIRES (BOTTOM WIRE SHALL BE INSTALLED 6" FROM FINISHED GRADE.)
  4. CLAMPED GATE HINGERS SHALL BE WELDED TO PREVENT SETTLEMENT AND SLIPAGE.
  5. THE MAIN SITE ENTRANCE SHALL HAVE A MANUALLY OPERATED SWINGING GATE.
  6. SEE ELECTRICAL SHEETS FOR REQUIRED SIZING.



**CONFIDENTIALITY STATEMENT**  
THIS DRAWING IS THE PROPERTY OF BLUE OAK ENERGY INC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLUE OAK ENERGY INC.

**CASE 0100303, AND #1**  
Exhibit 8 (Sheets 1-4)  
PLANNER 1.0008

REV.	DATE	DESCRIPTION	BY	CHKD
1	08/11/2020	ISSUED FOR PERMITTING	W. J. B.	W. J. B.
2	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
3	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
4	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
5	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
6	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
7	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
8	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
9	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.
10	08/11/2020	REVISED FOR PERMITTING	W. J. B.	W. J. B.

**BLUE OAK ENERGY**  
1560 Dew Avenue, Davis, CA 95618  
www.blueoakenergy.com Phone: 530.747.2020

**Canadiansolar**

**INDIGO RANCH**  
33464 SUN 1157131 277W  
DESERT CENTER, CA 92420  
FENCE DETAILS  
S-201



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42580

**Project Case Type (s) and Number(s):** Agricultural Preserve Case No. 1027, Conditional Use Permit No. 3693

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Larry Ross

**Telephone Number:** (951) 955-9294

**Applicant's Name:** Indigo Ranch Project, LLC

**Applicant's Address:** 2420 Camino Ramon, Suite 125, San Ramon, CA 94583

**Engineer's Name:** Silverado Power

**Engineer's Address:** 2 Embarcadero Center, Suite 410, San Francisco, CA 94111

### I. PROJECT INFORMATION

#### A. Project Description:

Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. In order for parcels to be removed from an Agricultural Preserve, the land owner must provide an alternative land use. The applicant proposes the alternative use of a 4.5 megawatt (MW) photovoltaic solar power plant for the 40.12 acres. Ordinance No. 509, the ordinance regulating agricultural preserves, lists which uses are allowed in an agricultural preserve, a solar power plant is not listed, therefore it qualifies for an alternative land use.

Conditional Use Permit No. 3693 is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation.

**B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

**C. Total Project Area:** 40.12 gross acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 40.12			

**D. Assessor's Parcel No(s):** 808-240-007 and 808-240-010

**E. Street References:** The project is located northerly of Oasis Road, and westerly of Highway 177

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 15 East, Section 1

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat; with elevations ranging from 604 feet to 612 feet above mean sea level. The project site was a previously disturbed agricultural land but is currently vacant. The project site is surrounded by lands that are currently vacant with sparse vegetation.

**I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed project meets the requirements of the Agriculture: Agriculture (A:AG) (10 Acre Minimum) general plan land use designation and the General Plan Policy LU 15.15. The proposal meets all other applicable land use policies.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The project proposes a solar power plant. There are no impacts to housing as a direct result of this project at this time.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Desert Center

**C. Foundation Component(s):** Agriculture

**D. Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, east, and west and Open Space: Rural (OS:R) (20 Acre Minimum) to the south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture – 20 Acre Minimum (A-1-20)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum (A-1-20) to the north, east, and west and Natural Assets (N-A) to the south.

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                      |   |

**III. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

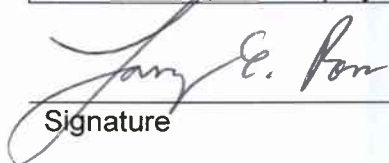


effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

3-17-14  
Date

Larry Ross, Project Planner  
Printed Name

For Juan C. Perez, Interim Planning Director



#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed photovoltaic (PV) solar power plant has a low profile with the highest point of the panels in the solar field generally being less than 6 feet above the ground. The solar panels and the boundary fence would create a horizontal line on the landscape that would mimic the lines of the horizon and the agricultural fields in the area and at distance would not be readily perceptible because it would be low to the ground surface. In addition, the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation. As that this off site equipment will either be placed in current SCE easements or will be placed on existing SCE equipment it will be indistinguishable visually from SCE's current facilities, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☐ ☒

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to GIS database, the project site is located 90.80 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project nighttime lighting during construction would be limited and temporary. During operation, nighttime lighting would be restricted to security lighting purposes and would not result in substantial light released from the site. During daytime, the photovoltaic (PV) panels would not result in substantial glare. PV panels are designed to absorb as much light as possible as they convert sunlight directly to energy and are made with low-glare materials. The project is conditioned for any outside lighting to be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. (COA 10.PLANNING.9) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

b) There are no residences in the project area. Therefore the proposed project will not affect residential structures or expose them to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**AGRICULTURE & FOREST RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur.
- b) The proposed use, a solar power plant, is a permitted use, subject to approval of a conditional use permit, in the Light Agriculture – 20 Acre Minimum (A-1-20) zone, in accordance with Section 13.1.c. (12) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11); therefore, the project will not conflict with existing zoning. Agricultural Preserve Case No. 1027 was submitted requesting cancellation of the affected contracts and diminishment of 40.12 acres from Chuckwalla Agricultural Preserve No. 2. The cancellation will only remove 40.12 gross acres, leaving 538.66 gross acres in the Agricultural Preserve, ensuring the viability for long-term continued agricultural production on a substantial portion of the adjacent agricultural preserve. A diminishment would allow a solar power plant on 40.12 acres of land that would otherwise be prohibited in an agricultural preserve formed pursuant to the Williamson Act. The tentative cancellation of the affected contracts and diminishment of 40.12 acres from the boundaries of the agricultural preserve is proposed to be completed prior to the issuance of grading permits. The impact is considered less than significant.
- c) According to GIS database, the project is located within 300 feet of property which is zoned primarily for agricultural purposes. Although the proposed project may cause development of non-agricultural uses within 300 feet of agriculturally zoned property, these uses are permitted in the Light Agriculture – 20 Acre Minimum (A-1-20) zone, subject to a conditional use permit. The impact is considered less than significant.
- d) The project is not anticipated to involve other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use. The surrounding parcels that also fall within the Agricultural Preserve will require the review and approval of the appropriate Planning Department applications prior to any development. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The Mojave Desert Air Basin (MDAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the MDAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Desert Center Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☒ ☐ ☐

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) review, Biological Constraints Survey for the Indigo Ranch Project Site prepared March 8, 2012 (revised April 17, 2013) by BonTerra Consulting, 2013 Burrowing Owl Survey prepared July 2013 by Noreas

#### Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). However, a Habitat Assessment report was required. Based upon the results of the report, it can be concluded that the project will not conflict with the provisions of the CVMSHCP.

b-c) According to Biological Constraints Survey for the Indigo Ranch Project Site prepared March 8, 2012 (revised April 17, 2013) by BonTerra Consulting, suitable habitat for the desert kit fox and American badger occurs surrounding the project site. Both of these species are protected by the California Fur-Bearing Mammals Act (*California Fish and Game Code*, Sections 4000–4012). A qualified Biologist shall perform pre-construction surveys for badger and kit fox dens on the project site, including areas within 100 feet of all project facilities, utility corridors, and access roads. (COA 60.EPD.3) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. With the size and scope of the project it is not anticipated to create the "lake effect" in which birds are diverted from their natural flight path anticipating that the solar array is actually a body of water. Larger projects that are composed on thousands of acres of solar panel are thought to give the impression on a water body on the horizon from a substantial distance away, thus causing bird to divert from their normal migratory path. As that this project is only 40 acres it cannot be seen from a substantial distance, and therefore is unlikely to be an attractant. In addition, due to the project's location and distance from substantial bodies of water it is not anticipated that the project is in the migration pattern of any bird species. Therefore, there is no significant impact.

e-f) According to Biological Constraints Survey, no state or federal jurisdictional areas are present onsite. Therefore, there is no significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

**Mitigation:** A qualified Biologist shall perform pre-construction surveys for badger and kit fox dens on the project site, including areas within 100 feet of all project facilities, utility corridors, and access roads. (COA 60.EPD.3)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4804 (PDA04804)

#### **Findings of Fact:**

a-b) According to PDA04804, it has been determined that in certain areas of the project there is a Low chance that buried cultural resources will be impacted by construction. Prior to the issuance of a grading permit, a County-approved Project Archaeologist shall be retained to initiate and supervise construction monitoring during project-related ground disturbance within the project area, once plowed topsoil has been removed. Typically, this will occur after approximately 2 feet of soil has been removed by grading. The potential for archaeological resources on this property are minimal. (COA 10.PLANNING.36) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until the archaeologist has an opportunity to determine the significance of the find. (COA 10.PLANNING.36) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

##### **9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

potential impact area?

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4804 (PDA04804)

Findings of Fact:

a-b) According to PDA04804, it has been determined that in certain areas of the project there is a Low chance that buried cultural resources will be impacted by construction. Prior to the issuance of a grading permit, a County-approved Project Archaeologist shall be retained to initiate and supervise construction monitoring during project-related ground disturbance within the project area, once plowed topsoil has been removed. Typically, this will occur after approximately 2 feet of soil has been removed by grading. The potential for archaeological resources on this property are minimal. (COA 10.PLANNING.36) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique archeological resources are discovered, all ground disturbances shall halt until the archaeologist has an opportunity to determine the significance of the find. (COA 10.PLANNING.39) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.38) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

☐
☒
☐
☐

Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

☐ ☐ ☒ ☐

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

☐ ☐ ☒ ☐

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geological Report GEO02330, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. According to GEO02330, the site has low susceptibility to liquefaction. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Monitoring: No monitoring measures are required.

### 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

#### Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

#### Findings of Fact:

a) The subject site is flat. According to General Plan the project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

☐
☐
☐
☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

☐
☐
☐
☒

Source: Project Application Materials, County Geologist review

Findings of Fact:

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

☐
☐
☒
☐

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐
☐
☒
☐

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐
☐
☐
☒

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project does not result in grading that affects or negates subsurface sewage disposal systems.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

☐ ☐ ☒ ☐

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ ☐ ☐ ☒

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is proposing to construct an unmanned solar power plant and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☒ ☐

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☒ ☐

Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project application materials, Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis, Indigo Ranch Solar Photovoltaic System Project prepared by Chambers Group, Inc., dated December, 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

a-b) Analysis by Chambers Group, Inc. indicates that the proposed project would reduce GHG emissions by 4,794.07 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). The County provides a threshold of significance for GHG emissions of a 30 percent reduction over business-as-usual conditions. Since the proposed project would reduce GHG emissions by 4,794.07 metric tons per year (MTY) of CO<sub>2</sub>e per year, implementation of the proposed project would be within the County's threshold of significance for GHG emissions of a 30 percent reduction over business-as-usual conditions. Therefore, the proposed project would not conflict with any applicable plans, policies or regulations related to reducing GHG emissions.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **HAZARDS AND HAZARDOUS MATERIALS** Would the project

##### **22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

#### Findings of Fact:

a-b) The proposed solar power plant is anticipated to use a negligible amount of hazardous materials and a negligible amount of hazardous waste. Used biodegradable dielectric fluid and mineral oil from the transformers and miscellaneous electrical equipment are potentially hazardous materials. The spent oil will be collected and delivered to a recycling company where it is removed from the equipment. This material will not be stored on-site. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐
☐
☐
☒

b) Require review by the Airport Land Use Commission?

☐
☐
☐
☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐
☐
☐
☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where

☐
☐
☐
☒



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☒ ☐ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☒ ☐ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☒ ☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

a) The site is subject to off-site flows from the southwest with a tributary drainage area of approximately 172 square miles. The entire site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The area lies within the Chuckwalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring. Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1, 10.FLOOD RI. 2) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans for review. (COA 60.FLOOD RI.1) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the Riverside County Service Area # 51. At this time, the water district has not indicated that the addition of four residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e) The project is for the installation of an unmanned solar power plant and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

**Mitigation:** A copy of the BMP improvement plans shall be submitted to the Flood Control District for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 60.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1).

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety plan check process.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

### Findings of Fact:

a-b) Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

points and outlet conditions. (COA 10.FLOOD RI.1) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site and will not substantially change absorption rates or the rate and amount of surface runoff.

c) The site is subject to off-site flows from the southwest with a tributary drainage area of approximately 172 square miles. The entire site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the County's Floodplain Management Ordinance 458. The area lies within the Chuckwalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring. The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1) With the incorporation of this mitigation measure, the project will have a less than significant impact

d) The project will not cause changes in the amount of surface water in any water body.

**Mitigation:** The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 60.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1)

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety plan check process.

#### **LAND USE/PLANNING** Would the project

##### **27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

☐
☐
☒
☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☐
☒

**Source:** Riverside County General Plan, GIS database, Project Application Materials

#### **Findings of Fact:**

a) The project proposes to construct a 4.5 megawatt (MW) photovoltaic solar power plant. The Solar Energy Resources policy (LU 15.15) encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside. Therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

### Findings of Fact:

a) The project site is currently zoned Light Agriculture – 20 Acre Minimum (A-1-20). The proposed use, a solar power plant, is a permitted use, subject to approval of a conditional use permit, in the A-1-20 zone, in accordance with Section 13.1.c. (12) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11). Therefore, the project will have less than significant impact.

b) The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum (A-1-20) to the north, east, and west and Natural Assets (N-A) to the south. Therefore, the project will be compatible with the surrounding zoning classifications.

c) The project has maintained its current zoning, and the project would be compatible agriculture uses if they would occur in the future. There are currently no uses on adjacent parcels. Therefore, the project will have less than significant impact.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-4, which is defined as areas where there is not enough information available to determine the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located less than a mile northwest of Rice Road (State Route 177). However, the project is for an unmanned solar power plant that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	----------------------------	----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐
☐
☐
☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

d) Affect a County Redevelopment Project Area?

☐
☐
☐
☒

e) Cumulatively exceed official regional or local population projections?

☐
☐
☐
☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐
☐
☒
☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Source: Desert Center Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Center Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.26) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

☐
☐
☒
☐

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

☐
☐
☒
☐

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	---------------------------------------	--------------

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

#### Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 42. Recreational Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## TRANSPORTATION/TRAFFIC Would the project

### 43. Circulation

☐ ☐ ☒ ☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will be served by the Riverside County Service Area # 51 with water. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☐ ☒

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

Source: Department of Environmental Health (DEH) Review

#### Findings of Fact:

a-b) The proposed project is for an unmanned solar power plant and will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

☐ ☐ ☒ ☐

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

#### Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: At the time of the writing of this assessment, there are no projects similar size and scope to this project within miles of the project site. Surrounding the project site are locations that have the correct general plan designations, zoning, and physical features that make them optimal for future solar projects. However, considering the volatile nature of the energy market it cannot be projected with any level of certainty that there will be any future projects like one being considered. Therefore, the project does not have impacts which are individually limited, but cumulatively considerable.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 3/19/2014 9:24 AM  
File: Draft EA CUP03693

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit No. 3693 is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3693 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3693, Exhibit A (Sheets 1-6), Amended No. 1, dated September 12, 2013.

APPROVED EXHIBIT B = Conditional Use Permit No. 3693, Exhibit B (Sheets 1-4), Amended No. 1, dated September 12, 2013.

The words or any combination thereof identified in the following list that appear in the attached conditions of Conditional Use Permit No. 3693 shall be considered equivalent and are identified as follows:

Applicant/Permitee, Permit Holder/Permitee, Applicant, Permit Holder, Permit Holder's, Developer, Developer/Permit Holder.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.



03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.BS GRADE. 6                      USE - NPDES INSPECTIONS (cont.)

RECOMMND

upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                      USE - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.BS GRADE. 9                      USE - 2:1 MAX SLOPE RATIO                      RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                      USE - MINIMUM DRNAGE GRADE                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12                      USE - DRAINAGE & TERRACING                      RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 14                      USE - SLOPES IN FLOODWAY                      RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 17                      USE - PVT RD GRADG PMT                      RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 23                      USE - MANUFACTURED SLOPES                      RECOMMND

Permanent stabilization shall be provided on all manufactured slopes equal to or greater than 3 feet in vertical height.

10.BS GRADE. 24                      USE - FINISH GRADE                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK

RECOMMND

Where any portion of the proposed project falls within the Riverside County jurisdiction:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls, fencing etc...

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1

INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

Based upon the submitted diagrams showing the nearest sensitive receptor located approximately 3,100 feet from the project, the surrounding zoning, and the proposed solar



03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

panels, a noise study will not be required.

10.E HEALTH. 2 ENV SITE ASSESSMENT REVIEW RECOMMND

Based on the information provided in the Environmental Site Assessment (ESA) documentation and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 3 CUP 3693 - COMMENTS RECOMMND

Conditional Use Permit 3693 is proposing to construct an unmanned 4.5 megawatt solar photovoltaic generating facility without any plumbing. If any buildings are proposed with sanitation facilities (i.e. plumbing), the applicant shall contact the Department of Environmental Health at (760) 863-7570 for plan check and permitting requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-KNOX BOX RECOMMND

Knox box or Fire Padlock shall be installed at the main entrance of gate.

10.FIRE. 2 USE-#88A-ROAD ACCESS GATE(S) RECOMMND

Any gate across a required fire access roadway shall be located at least 35 feet from the public access roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance a 38-foot turning radius shall be used. Gate openings shall be a minimum 20 feet in width. Gate access shall be equipped with a Knox Rapid entry system or if fenced Knox Box, Knox Padlock. Automatic/Manual gates shall be equipped with emergency back up power. Gates activated by the Knox Rapid entry system shall remain open until closed by the Knox Rapid entry system.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.FIRE. 3

USE- PLAN SUBMITTALS/REVIEW

RECOMMND

Plans, along with applicable deposit based fees, shall be submitted for review and approval by Riverside County Fire Department prior to construction to be inclusive of, but not limited to, all access roadways and fire protection.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 9/24/13

RECOMMND

Conditional Use Permit No. 3693 (Indigo Ranch) proposes to construct and operate a 4.5 MW photovoltaic solar power plant and associated infrastructure on 2 parcels. The 40-acre site is located in the Desert Center area, north of Belsby Avenue, south of Investor Avenue, west of Plantation Street and east of Melon Street.

The site is subject to off-site flows from the southwest with a tributary drainage area of approximately 172 square miles. The entire site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The area lies within the Chuckawalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring.

Though the site is within the Colorado River Regional Water Quality Control Board jurisdiction, it is outside the Whitewater River watershed limits of Riverside County National Pollutant Discharge Elimination System municipal separate storm sewer system permit (MS4 permit). Therefore, a Water Quality Management Plan for Urban Runoff (WQMP) is not required for the site. However, it is recommended the development incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as the protection of slopes (structural).

Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

USE FLOOD HAZARD RPT 9/24/13 (cont.)

RECOMMND

drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

All new building shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. Slope protection shall be provided for buildings on fill. Exhibits shall be revised accordingly.

No flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. The plan reflects equestrian fence or tension wire fence in these areas. The equestrian fence design #1775-6 (refer to <http://www.staytuff.com/products/livestock/horse>) or equivalent has 3"H by 6"W openings for first 18" from the bottom and 4"H by 6"W for the next 8 inches and so forth. The tension wire fence design has tension wire strands at the bottom, with a minimum of 6" between strands for 24". These fencing designs or equivalent (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. No setback is required with the use of these fencing. The fencing details are shown on the plans. Alternatively, if chain link fence must be constructed, it shall be pulled back into the property so as any ponding will be within the project. A drainage study justifying the setback amount shall be submitted for review and approval.

### 10.FLOOD RI. 2

USE PERP DRAINAGE PATTERNS

RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.FLOOD RI. 3                      USE 24" ELEVATE FINISH FLOOR                      RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. Slope protection shall be provided for buildings on fill.

PLANNING DEPARTMENT

10.PLANNING. 1                      REN ENG - UTILITY COORDINATION                      RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 2                      REN ENG - FUTURE INTERFERENCE                      RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 3                      REN ENG - REPLACE OR MODIFY                      RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

10.PLANNING. 4                      REN ENG - ON SITE DIST. LINES                      RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 5                      REN ENG - PRODUCTION MONITORIN                      RECOMMND

The developer/permit holder shall monitor the plant's power production, including the power production for each array



03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 5                      REN ENG - PRODUCTION MONITORIN (cont.)                      RECOMMND

or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

10.PLANNING. 6                      REN ENG - NO FINAL NO CONNECT                      RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 7                      USE - COMPLY WITH ORD./CODES                      RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS A and B, unless otherwise amended by these conditions of approval.

10.PLANNING. 8                      USE - FEES FOR REVIEW                      RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 9                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 15                   USE - NO OUTDOOR ADVERTISING                   RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 21                   USE - EXTERIOR NOISE LEVELS                   RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22                   USE - NOISE MONITORING REPORTS                   RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 25                   USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 27                   USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 28                   USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 31                   USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 35                   USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 14

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10. PLANNING. 36 USE - PDA4804

RECOMMND

County Archaeological Report (PDA) No. 4804, a letter report, submitted for this project CUP3693 was prepared by Michael H. Dice with First Carbon Solutions and is entitled: "Addendum Cultural Resource Survey for the Canadian Solar Indigo Project: CUP3693 (APN#808-240-007 and #808-240-010). Community of Desert Center, Riverside County, California" and is dated July 03, 2013.

This report, County Archaeological Report (PDA) No. 4804 was accepted and the document is herein incorporated as a part of the record for project.

It has been determined that in certain areas of the project there is a Low chance that buried cultural resources will be impacted by construction. Prior to the issuance of a grading permit, a County-approved Project Archaeologist shall be retained to initiate and supervise construction monitoring during project-related ground disturbance within the project area, once plowed topsoil has been removed. Typically, this will occur after approximately 2 feet of soil has been removed by grading.

Project-related archaeological monitoring shall include the following constraints:

1. Once 50 per cent of the soil to be moved has been examined by the Project Archaeologist, the Project Archaeologist may, at his or her discretion, terminate monitoring if no buried cultural resources have been detected.
2. If buried cultural resources are detected during monitoring, monitoring must continue until the majority of undisturbed soil within the study area has been inspected by the Project Archaeologist or his/her designated representative.
3. Grading will cease in the area of newly discovered cultural resources as delineated by the Project Archaeologist or his/her designated representative. Grading may continue in other areas of the site while the resource(s) are investigated.
4. If cultural resources are inadvertently uncovered during grading, they will be examined by a professional



CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - PDA4804 (cont.)

RECOMMND

archaeologist for significance, and if significant, curated in a museum facility chosen by the County. If a cultural resource is determined historically significant by the Project Archaeologist, the County may require further research. A mitigation-monitoring report must accompany the artifacts once they are donated to the museum facility.

10.PLANNING. 37 USE - GEO02330

RECOMMND

County Geologic Report (GEO) No. 2330, submitted for this project (CUP03693) was prepared by Silverado Power and is entitled: "Indigo Ranch Project, LLC, Geotechnical Critical Issues Analysis", dated June 2013. In addition, Silverado Power prepared "Indigo Ranch Project, LLC, Geotechnical Critical Issues Analysis", dated August 2013. This document is herein incorporated as a part of GEO02330.

GEO02330 concluded:

- 1.Active faults or fault traces are not present at the site.
- 2.The site has a low susceptibility to liquefaction.
- 3.The site is not at risk for landslides, slope failure, rock fall, or debris flows
- 4.The proposed project would not increase the susceptibility to slope failure.
- 5.Hydroconsolidation is unlikely and does not pose a significant hazard to the Project site.
- 6.The nature of the project includes installation of panel arrays on piers and no occupiable structures on site.
- 7.The most likely geologic hazards to affect the site are ground shaking/seismicity and wind or water erosion.

GEO02330 recommended:

- 1.Structures be designed to comply with the latest California Building Code and Riverside County Building and Safety Department requirements.
- 2.Implementation of a construction Storm Water Pollution

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 16

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 37                   USE - GEO02330 (cont.)

RECOMMND

Prevention Plan and BMP's to reduce water and wind erosion during construction and operation.

GEO No. 2330 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2330 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 38                   USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10. PLANNING. 39

USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 39                   USE - UNANTICIPATED RESOURCES (cont.)                   RECOMMND  
as necessary.

10.PLANNING. 40                   USE - SOLAR PROJECTS                   RECOMMND

1.The applicant shall maintain re-vegetated surfaces until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.

2.Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.

3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.

4.The color treatment method used to reduce visual contrast between the backs or non-energy gathering side of the solar panels and the landscape setting shall be kept in good repair, and repaired/retreated when it no longer effectively reduces the visual contrast.

5.Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

TRANS DEPARTMENT

10.TRANS. 1                   USE - COUNTY WEB SITE                   RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 9                   USE - STD INTRO (ORD 461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows



03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.TRANS. 9                      USE - STD INTRO (ORD 461) (cont.)                      RECOMMND

acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10                      USE - ENCROACHMENT PERMIT                      RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      USE - LIFE OF THE PERMIT                      RECOMMND

The life of Conditional Use Permit No. 3693 shall terminate on July 1, 2024. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4                      USE - EXPIRATION DATE-CUP/PUP                      RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                   USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2                   USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                      USE - IMPORT / EXPORT (cont.)                      RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                      USE - GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                      USE - DRAINAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                      USE - OFFSITE GRDG ONUS                      RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                      USE - NOTARIZED OFFSITE LTR                      RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                      USE - SITE DESIGN BMPS                      RECOMMND

Prior to the issuance of a grading permit, the grading plan shall include the Site Design BMPs to be utilized to mitigate impacts to water quality. This includes but is not limited to minimizing urban runoff by maximizing permeable

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 22

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11                   USE - SITE DESIGN BMPS (cont.)                   RECOMMND

areas, incorporating landscape buffers and directing drainage flows to these areas. Minimizing directly connected impervious areas by directing roof runoff to vegetative swales or landscape buffer areas. Minimizing impervious footprint by using open jointed paving materials or permeable surfaces. Conserving natural areas; by preserving native trees and shrubs; planting additional native or drought tolerant trees and shrubs; and directing drainage to natural areas.

60.BS GRADE. 12                   USE - PRE-CONSTRUCTION MTG                   RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                   USE- BMP CONST NPDES PERMIT                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                   USE - SWPPP REVIEW                   RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1                               - NESTING BIRD                   RECOMMND

In order to avoid impacts on nesting birds, vegetation clearing should be scheduled during the non-breeding season (generally between September 1 and January 31) to the



CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD (cont.)

RECOMMND

extent feasible. If project timing requires that vegetation clearing activities occur during the nesting season for birds (February 1 to August 31), a pre-construction survey for nesting birds should be conducted within three days prior to commencement of construction by a qualified Biologist. If nests are found, a protective buffer will be established around each active nest. The buffer size will be determined by a qualified Biologist based on the location of the nest and sensitivity of species to disturbance.

60.EPD. 2 - RAPTOR NESTING SURVEY

RECOMMND

If construction commences during the nesting raptor season (February 1 to June 30), a pre-construction survey for active raptor nests will be conducted within three days prior to commencement of construction to ensure that no raptors are nesting on the project site. If any nests are observed, a protective buffer will be established around each active nest. The buffer size will be determined by a qualified Biologist based on the location of the nest and the sensitivity of the species to disturbance.

60.EPD. 3 - BADGER AND KIT FOX DENS

RECOMMND

A qualified Biologist shall perform pre-construction surveys for badger and kit fox dens on the project site, including areas within 100 feet of all project facilities, utility corridors, and access roads. Surveys may be concurrent with burrowing owl surveys. If dens are detected, each den will be classified as inactive, potentially active, or definitely active. Inactive kit fox and badger dens and burrows that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers or kit foxes. Potentially and definitely active dens that would be directly impacted by construction activities will be monitored by a qualified Biologist for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or game/infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den will be excavated and backfilled by hand. If tracks are observed, and especially if high or low ambient temperatures could potentially result in harm to kit fox or badger from burrow exclusion, various passive

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BADGER AND KIT FOX DENS (cont.)

RECOMMND

hazing methods may be used to discourage occupants from continued use. After verification that the den is unoccupied, it will then be excavated and backfilled by hand to ensure that no badgers or kit foxes are trapped in the den. In the event that passive relocation techniques fail for badgers or kit foxes, the Biologist will contact CDFW to explore other relocation options, which may include trapping.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;



03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8                      USE - BLOWSAND & DUST CONTROL (cont.)                      RECOMMND

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 9                      USE - AGENCY CLEARANCE                      RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 3-29-13, summarized as follows:

Applicant to provide a Waste Recycling Plan to Waste Management.

60.PLANNING. 11                      USE - FEE STATUS                      RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3693, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 15                      USE - ARCHEAO MONITOR                      RECOMMND

CULTURAL RESOURCE MONITOR REQUIRED:  
PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 28

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15                   USE - ARCHEAO MONITOR (cont.)

RECOMMND

condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 16                   USE - AG PRESERVE CANCEL

RECOMMND

A grading permit shall not be issued until after the Board of Supervisors has issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1027, located within Chuckwalla Agricultural Preserve No. 2, Map No. 622, and the Board of Supervisors has adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve.

(If condition 80.PLANNING.28 is MET, this condition is MET.)

60.PLANNING. 17                   USE - CNST RSTRTN PLN SOLAR(1)

RECOMMND

Prior to grading permit issuance, a Construction Restoration Plan must be prepared by the applicant and approved by the Planning Department. The plan shall include a monitoring and compliance plan that establishes the monitoring requirements and thresholds for acceptable performance. The plan shall include at minimum, the following elements:

- 1.The Applicant shall reduce visual impacts during construction by clearly delineating construction boundaries and minimizing areas of surface disturbance; preserving existing, native vegetation to the extent feasible; utilizing undulating surface-disturbance edges; stripping, salvaging, and replacing topsoil; using contoured grading;

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

USE - CNST RSTRTN PLN SOLAR(1) (cont.)

RECOMMND

controlling erosion; using dust suppression techniques; and restoring exposed soils to their original contour and vegetation.

2.Visual impact mitigation objectives and activities shall be discussed with equipment operators before construction activities begin.

3.Existing rocks, vegetation, and drainage patterns shall be preserved to the extent feasible.

4.Brush-beating or mowing or using protective surface matting rather than removing vegetation shall be employed where feasible.

5.Slash from vegetation removal shall be mulched and spread to cover fresh soil disturbances as part of the re-vegetation plan. Slash piles shall not be left in sensitive viewing areas.

6.The visual color contrast of graveled surfaces shall be reduced with approved color treatment practices.

7. No paint or permanent discoloring agents shall be applied to rocks or vegetation to indicate surveyor construction activity limits.

8.All stakes and flagging shall be removed from the construction area and disposed of in an approved facility.

9.Visual design elements to be integrated into construction plans, details, shop drawings and specifications must at a minimum include:

a.Vegetation and ground disturbance associated with access road construction, gen-tie and distribution line installations, and the perimeter access road shall be minimized and take advantage of existing clearings wherever feasible.

b.Along all off-site access roads, all off-site gen-tie and distribution line corridors, and all internal access roads 16 feet or wider, graveled surfaces, areas to be permanently cleared of vegetation, and (if applicable) cut slopes shall be treated with rock stains or other color treatment appropriate with the surrounding landscape.

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - CNST RSTRTN PLN SOLAR(1) (cont.) (cont.RECOMMND

c.Openings in vegetation for facilities, structures, roads, and gen-tie line monopoles (and/or H-frames), shall be feathered and shaped to repeat the size, shape, and characteristics of naturally occurring openings.

d.A form of color treatment shall be used to reduce visual contrast between the backs or non-energy gathering side of the solar panels and the landscape setting. Since not all of the panels are visible outside the project footprint, the exact location or color treatment method that will be required shall be determined prior to installation.

e.Security fencing shall be coated with black poly-vinyl or other visual contrast reducing color.

f.Materials, coatings, or paints having little or no reflectivity shall be used whenever possible.

g.Grouped structures, including the water tanks and prefabricated buildings, shall be painted the same color to reduce visual complexity and color contrast.

h.The gen-tie line and the distribution line shall utilize non-specular conductors and non-reflective coatings on insulators.

i.The choice of color treatments shall be based on the appearance at typical viewing distances and consider the entire landscape around the proposed development as it would be viewed from publically accessible locations. Appropriate colors for smooth surfaces often need to be two to three shades darker than the background color to compensate for shadows that darken most textured natural surfaces. Choice of colors shall be made in consultation with a County landscape architect or other designated visual resource specialist.

This condition is considered MET if 80 PLANNING 30 is also MET.



03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

70.PLANNING. 2 USE - ARCHAEO MONITOR REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL, the developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2

USE - ARCHAEO MONITOR REPORT (cont.)

RECOMMND

the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2

USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100

03/19/14  
09:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 33

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1                      USE-ON-SITE ACCESS ROADWAYS

RECOMMND

Primary Access:

Primary access shall be provided to the facility and for every proposed future building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of proposed future buildings as measured by an approved route around the exterior of the building or facility.

Approved fire apparatus access roads shall be all-weather hard-surfaced right-of-way not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%. Such access shall be unobstructed and maintained only as access to the public street. The access road shall be designed to sustain 70,000 pounds over two axels.

Solar Array Field Access:

Every SEGS project will be reviewed on a case-by-case basis to determine the on-site access roadway widths, turn around and turnout locations to all structures and field equipment for the purposes of fire suppression and/or emergency medical response needs. Fire apparatus access roads shall be not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%. The access road shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axels.

Exception: On-site access roadways that extend through