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Riverside County LMS  
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1

USE-ON-SITE ACCESS ROADWAYS (cont.)

RECOMMND

solar panel arrays (i.e., PV, heliostat, solar troughs, etc.) shall be arranged to allow clear and unobstructed fire access roadways 14 feet wide between the lengths of arrays spaced not to exceed 600 feet in length. Access roadways between the lengths of arrays shall not exceed 5,280 feet in length without providing a Riverside County Fire Department approved turn around or intersecting roadway to allow return travel direction. All roadway intersections shall be designed to allow a minimum outside "wall-to-wall" turn radius of 38 feet in all four directions.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turning areas shall be designed in accordance with Riverside County Fire Department standards.

Plans shall be submitted for review and approval from the Riverside county Fire Department prior to construction.

FLOOD RI DEPARTMENT

80.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 building 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.

80.FLOOD RI. 2

USE FENCING (NORTH & WEST)

RECOMMND

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.

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80.FLOOD RI. 2 USE FENCING (NORTH & WEST) (cont.)

RECOMMND

The tension wire fence deisgn 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.

PLANNING DEPARTMENT

80.PLANNING. 2 REN ENG - REMEDIATION BONDING

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in a form and amount acceptable to the County in the County's sole discretion to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables. The amount shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County.

The bond shall be held for life of the permit, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein.

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

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80.PLANNING. 6 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder 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;

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).

80.PLANNING. 7 USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 8 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 9 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B.

80.PLANNING. 14 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted showing wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80.PLANNING. 24 USE - AGENCY CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 3-29-13, summarized as follows:  
Applicant to provide a waste recycling plan to Waste Management.

80.PLANNING. 26 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Desert Center Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 27 USE - FEE STATUS

RECOMMND

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

80.PLANNING. 28 USE - AG PRESERVE CANCEL

RECOMMND

A building 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 60.PLANNING.16 is MET, this condition is MET.)

80.PLANNING. 29 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 contained in their letter dated 3-29-13, summarized as follows:

Provide a Waste Recycling Plan related to decommissioning of the facility.



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80.PLANNING. 30

USE - CNST RSTRTN PLN SOLAR(1)

RECOMMND

Prior to Building 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; 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

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80.PLANNING. 30

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

RECOMMND

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.

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

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80.PLANNING. 30                   USE - CNST RSTRTN PLN SOLAR(1) (cont.) (cont.RECOMMND

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 60 PLANNING 17 is also MET.

80.PLANNING. 31                   USE- DECOM RECLMTN PLAN SOLAR                   RECOMMND

Prior to the issuance of a building permit, a Decommissioning and Site Reclamation Plan shall be developed by the applicant and approved by the Planning Department. The plan shall require that all aboveground and near-ground structures be removed. Some structures shall be removed only to a level below the ground surface that will allow reclamation/restoration. Topsoil from all decommissioning activities shall be salvaged and reapplied during final reclamation. The plan shall include provisions for monitoring and determining compliance with the plan. The Plan shall include the following elements:

1.A preconstruction survey of existing conditions to establish the baseline that will be restored to.

2.A maintenance plan for the life of the project.

3.Soil borrow areas, cut-and-fill slopes, berms, water bars, and other disturbed areas shall be contoured to approximate naturally occurring slopes, thereby avoiding form and line contrasts with the existing landscapes. The Applicant shall contour to a rough texture (i.e., use large rocks/boulders, grade uneven surfaces, and/or vegetation mulches/debris) in order to trap seed and to discourage off-road travel, thereby reducing associated visual impacts.

4.A combination of seeding, planting of nursery stock, transplanting of local vegetation within the proposed disturbance areas, and staging of decommissioning activities enabling direct transplanting shall be considered. Where feasible, native vegetation shall be used for re-vegetating to establish a composition consistent with the form, line, color, and texture of the surrounding

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80.PLANNING. 31 USE- DECOM RECLMTN PLAN SOLAR (cont.)

RECOMMND

undisturbed landscape.

5. Stockpiled topsoil shall be reapplied to disturbed areas, and the areas shall be re-vegetated by using a mix of native species selected for visual compatibility with existing vegetation, where applicable, or by using a mix of native and non-native species if necessary to ensure successful re-vegetation. Gravel and other surface treatments shall be removed or buried.

6. Rocks, brush, and vegetal debris shall be restored whenever possible to approximate pre-existing visual conditions.

80.PLANNING. 32 USE- LIGHTING PLANS SOLAR (1)

RECOMMND

Prior to the issuance of a building permit, a solar power plant lighting plan shall be prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.

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. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.



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TRANS DEPARTMENT

80.TRANS. 16

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 17

USE - IMPROVEMENTS

RECOMMND

Frontage Road (Primary access) is an accepted and dedicated public road easement and shall be improved from State Highway 177 up to Jojoba Street and Belsby Avenue with 26-foot wide asphalt concrete pavement over Class II Base with proper taper in and taper out of Rice Road, as approved by Transportation Department. (Standard No. 136 Modified)

Belsby Avenue (primary access) is an accepted and dedicated public road easement and shall be improved from Frontage Road westerly to projects westerly boundary line, with 26-foot wide pavement over Class II base with graded shoulders within existing right-of-way to meet truck loading, as approved by Transportation Department. (Standard No. 136 Modified)

\*\* In support of Fire Department, secondary access is not required at this time. \*\*

80.TRANS. 18

USE - CALTRANS ENCRCHMNT PRMT

RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the

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80.TRANS. 18                      USE - CALTRANS ENCRCHMNT PRMT (cont.)                      RECOMMND

State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      USE - BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all Site Design BMPs and/or clearance from the Building and Safety Department.

Source Control BMPs such as educational materials, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and protection of slopes and channels shall be made available to the owner/applicant.

90.BS GRADE. 4                      USE - BUSINESS REGISTRATION                      RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5                      USE - REQ'D GRADING INSP'S                      RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

2.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.Inspection of all Site Design BMPs

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90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

USE 24" ELEVATE FINISH FLOOR

RECOMMND

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.

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PLANNING DEPARTMENT

90.PLANNING. 1 REN ENG - PURCHASE AGRMENT (2)

RECOMMND

Prior to final inspection, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

NOTE:

This condition shall be considered cleared if the 80 Series POWER PURCHASE AGREEMENT (1) condition is in a MET status.

90.PLANNING. 2 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.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 3 REN ENG - CLEAR CONST. AREA

RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 14 USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.



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90.PLANNING. 18                      USE - UTILITIES UNDERGROUND                      RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 26                      USE - REMOVE OUTDOOR ADVERTISE                      RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 27                      USE - WALL & FENCE LOCATIONS                      RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 29                      USE - CONDITION COMPLIANCE                      RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 32                      USE - AGENCY CLEARANCE                      RECOMMND

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

Provide proof of compliance with Waste Recycling Plan.

90.PLANNING. 34                      USE - FEE STATUS                      RECOMMND

Prior to final building inspection for Conditional Use Permit No. 3693, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

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90.PLANNING. 35                      USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The property is located in the A-1 zoning classification. Under Ordinance No. 659, the A-1 zoning classification is considered to be an "industrial zone" for the purposes of the calculation of development impact fees. The amount of the fee for such industrial development shall be calculated on the basis of the "Project Area," as defined in Ordinance No. 659, which shall mean the net area, measured in acres, from the adjacent road right of way line to the limits of project improvements. Project Area shall include all project improvements and areas of intensive use on applicant's Gross Acreage, including all areas depicted on the applicant's exhibit, as submitted to the County of Riverside Planning Department. The Project Area for Conditional Use Permit No. 3693 has been calculated to be 40.12 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 36                      USE - CNST RSTRTN PLN SOLAR(2)

RECOMMND

Prior to final inspection, the applicant shall submit a report to the Planning Department showing compliance with the construction restoration plan.

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90.PLANNING. 37 USE- LIGHTING PLANS SOLAR (2)

RECOMMND

Prior to final building permit issuance, the applicant shall provide a report showing compliance with solar power plan lighting plan.

TRANS DEPARTMENT

90.TRANS. 3 USE - CALTRANS 1

RECOMMND

The project proponent shall comply with Caltrans recommendations as outlined in their letter dated May 10, 2013.

90.TRANS. 19 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

March 29, 2013



Adam Rush, Principal Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Conditional Use Plan (CUP) No. [REDACTED]**  
**Proposal: Development of a 4.5 MW solar power plant 40 acres**  
**APNs: 808-240-007;-010**

Dear Mr. Rush:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Belsby Avenue, south of Investor Avenue, west of Plantation Street, and east of Melon Street, in the Desert Center Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) and the California Green Building Standards through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit:** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection:** Evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. **Prior to Approval of the Decommissioning and Closure Plan:** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., solar panels/mirrors, cardboard, concrete, asphalt, wood, etc.) that will be generated by the decommissioning and closure of the facility, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the



Adam Rush, Principal Planner  
CUP No. 3693  
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targeted recycling or reduction rate. During the decommissioning and closure, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Thank you for the opportunity to review this Project. Please continue to include the RCWMD in future transmittals. Please call me at (951) 486-3280 if you have any questions regarding the above comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ryan Ross', written in a cursive style.

Ryan Ross  
Principal Planner

Doc 134939

**DEPARTMENT OF TRANSPORTATION****DISTRICT 8****PLANNING**

464 WEST 4th STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

May 10, 2013

Ms. Tamara Harrison  
County of Riverside  
Transportation Land Management Agency  
Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

Dear Ms. Harrison:

CUP 3693, Assessor Parcel Number: 808-240-007, 808-240-010, – Indigo Ranch Solar Project  
08-RIV 177, PM 4.57

The California Department of Transportation reviewed the Initial Transmittal for the Indigo Ranch Project. The project proposes a 4.5 Mega Watt photovoltaic solar power plant on 40 acres. The project will be located three miles north of Interstate 10 and less than a mile northwest of State Route 177 (SR-177). The solar facility will connect to Southern California Edison's Desert Center line that traverses the site. Construction of the site will be 3 to 4 months with approximately 40 workers. There will be no full time on-site personnel after construction.

There is no mention of where access to the site will be taken. It is assumed access will be off of SR-177 and what seems to be Belsby Avenue. Our concerns with regard to State highway impacts to SR-177 primarily involve site access and possible roadway modifications. Unfortunately, the information included with this submittal is not sufficient to fully identify potential highway impacts and effective mitigation strategies. The following comments are therefore preliminary, and are offered for your consideration to address our concerns for highway impact mitigation:

**Traffic:**

- If access is to be off of SR-177, design and construction plans to connect an access road to SR-177 shall meet California Highway Design Manual Sections 205.4 and 405.7.
- Trips generated by the project during construction appear to be less than significant. However, there must be minimal interruption to traffic on SR-177 therefore; we recommend that signage and flaggers be utilized to minimize delays on SR-177 during construction.

**Dust Control:**

- Mitigation measures should be addressed for minimizing fugitive dust emissions created by construction activities and preventing all fugitive dust plumes from leaving the project site.
- Stabilize access route(s) to the project site.

Ms. Tamara Harrison

May 10, 2013

Page 2

- Water trucks or sprinkler systems should be used during clearing, grading, earth moving, and excavation, to prevent dust from leaving the site. At a minimum this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 mph.
- Cover loaded haul vehicles while operating on publicly maintained paved surfaces.
- Reduce non-essential earth-moving activity under high wind conditions.
- Take actions sufficient to prevent project-related trackout onto paved surfaces.

Permits:

Caltrans has the discretionary authority to issue special permits for the movement of vehicles/loads exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code. Requests for such special permits require the completion of an application for a Transportation Permit. Information regarding Transportation Permit application for travel within the State of California contact:

Transportation Permits Office

1823 14th Street

Sacramento, CA 95811-7119

Main number: (916) 322-1297

Or you may visit our web page at: <http://www.dot.ca.gov/hq/traffops/permits/contact.htm>

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within the State Right of Way and shall be in compliance to all current design standards, applicable policies, and construction practices. Information regarding permit application and submittal requirements may be obtained by visiting our web page at:

<http://www.dot.ca.gov/hq/traffops/developserv/permits>

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact me at (909) 383-4557.

Sincerely,



DANIEL KOPULSKY

Office Chief

Community and Regional Planning

c: Richard Goh, Encroachment Permits-Riverside County

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

Airport Land Use Commission  
Received  
**MAR 18 2013**

DATE: March 13, 2013

TO:

Riv. Co. Transportation Dept.-Palm Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health - Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department-Palm Desert  
Riv. Co. Building & Safety - Grading  
Riv. Co. Building & Safety - Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-R. Rhoades  
Riv. Co. ALUC- J Guerin  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
4th District Supervisor  
4th District Planning Commissioner

Desert Center Unified School Dist.  
Southern California Edison  
Southern California Gas Co  
Colorado River Indian Tribes  
Soboba Band of Luiseno Indians  
Cal Trans District #8

**Conditional Use Permit NO. 3693** - EA42580 - Applicant: Indigo Ranch Project LLC - Engineer/Representative: Silverado Power - Fourth Supervisorial District - Chuckawalla Zoning Area - Desert Center Area Plan: Agriculture (AG) (10 Ac. Min.) - Location: Northerly of Belsby Avenue, southerly of Investor Avenue westerly of Plantation Street and easterly of Melon Street - 40.11 Gross Acres - Zoning: Light Agriculture, 20 Acre Minimum (A-1-20) - **REQUEST:** The Indigo Ranch project proposes a 4.5 Mega Watt solar power plant utilizing photovoltaic technology on 2 parcels totaling approximately 40 acres. Energy generated at the facility will be processed through a switchgear to an existing, on-site 12 kilovolt Southern California Edison (SCE) distribution line - APN 808-240-007, 808-240-010 - Related Cases: n/a - Concurrent Cases: n/a

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 18, 2013**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Adam Rush**, Principal Planner, at (951) 6646 or email at arush1@rctlma.org / **MAILSTOP# 1070**.

COMMENTS: *This project is not located within an Airport Influence Area, and ALUC review is not required, provided that no additional transmission lines traversing the Airport Influence Area of Desert Center Airport are required.*

DATE: April 2, 2013 SIGNATURE: John J. G. Guerin  
PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner  
TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.





# FAST TRACK AUTHORIZATION

<b>Supervisory District:</b> 4	<b>Supervisor:</b> John Benoit	<b>FTA No.</b> 2013-08
--------------------------------	--------------------------------	------------------------

**Company/Developer:** Indigo Ranch Project, LLC **Contact Name:** Howard Chong

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

**Office Phone:** (888) 998-7739 **Mobile Phone:** (925) 856-7792 **Email:** Howard.chong@canadiansolar.com

**Consulting Firm:** Silverado Power **Contact Name:** Garret Bean

**Firm Address:** 2 Embarcadero Center, Suite 410, San Francisco, CA 94111

**Office Phone:** (415) 692-7579 **Mobile Phone:** (415) 852-2203 **Email:** garret@silveradopower.com

**Project Type:** ☐ Industrial ☐ Commercial ☐ Childcare ☐ Workforce Housing  
☒ Renewable Energy ☐ Other

Indigo Ranch project is a 4.5 megawatt solar photovoltaic generating facility.

~~\*Fast Track status granted pursuant to Board of Supervisors Policy B-20\*~~ *gcm*

**Economic Impact (estimated) Capital Investment:** \$12,000,000 **Full-Time Jobs:** 12

**Taxable Sales:** \$513,000 **Full-Time Wages per Hour:** \$20 **Construction Jobs:** 37

**Land Use Application(s):** ☐ Plot Plan ☒ Conditional Use Permit ☐ Change of Zone  
☐ Parcel Map ☐ General Plan Amendment ☒ Other:

**Site Information Assessor's Parcel Number(s):** 808-240-007, 010

**Cross Streets/Address:** 1 mile west of Belsby Ave & Hwy 177, Desert Center **Site Acreage:** 40

**Land Use Designation:** Agriculture **Zoning:** A-1-20 **Building Size:** N/A

The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered.

*Felicia Flournoy*  
Felicia Flournoy, Assistant Director

Date

*Rob Moran*

Rob Moran, EDA Development Manager

*9/23/13*

Date

November 19, 2013

Damaris Abraham  
County of Riverside  
Land Use Services - Planning  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Dear Damaris,

This letter is to inform the County of Riverside that Indigo Ranch Project, LLC has a new address:

2420 Camino Ramon, Suite 125  
San Ramon, CA 94583

Indigo Ranch Project, LLC is the applicant for CUP03693, GEO02330, AGN00164 and AG01027.

Sincerely,



Garret Bean

Cc: Halimah Shenghur, Larry Ross

## Harrison, Tamara

---

**From:** Rush, Adam  
**Sent:** Monday, March 18, 2013 3:54 PM  
**To:** Harrison, Tamara  
**Subject:** FW: Case CUP03693

As the PM, please follow up when possible.

-----Original Message-----

**From:** [andrew.flores@sce.com](mailto:andrew.flores@sce.com) [<mailto:andrew.flores@sce.com>]  
**Sent:** Monday, March 18, 2013 3:45 PM  
**To:** Rush, Adam  
**Subject:** Re: Case CUP03693

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Good Afternoon,

My name is Andrew Flores. I work for Southern California Edison. I received the above referenced projects case transmittal. Please let me know when the project initial study has been completed and a CEQA determination has been made (or if there is an exemption) regarding the project.

Thank you,

Andrew Flores  
Local Government Affairs  
Southern California Edison  
Quad 4C, G01, 472-E  
2244 Walnut Grove Avenue  
Rosemead, CA 91770  
P:626.302.3011 (PAX 23011)  
F:626.302.6870 (FAX 26870)

**Ross, Larry**

---

**From:** Ross, Larry  
**Sent:** Monday, March 10, 2014 10:45 AM  
**To:** 'andrew.flores@sce.com'  
**Subject:** RE: Case CUP03693

Andrew Flores,

This project is wrapping up and the initial study is finalizing. We anticipate an April hearing at the Riverside County Board of Supervisors. The initial study has found that the project will be a mitigated negative declaration.

Thank you,

Larry Ross  
Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502

-----Original Message-----

**From:** [andrew.flores@sce.com](mailto:andrew.flores@sce.com) [<mailto:andrew.flores@sce.com>]  
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**Subject:** Re: Case CUP03693

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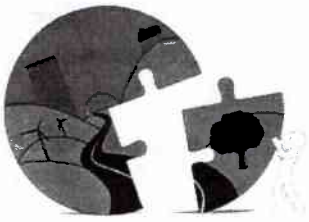
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Thank you,

Andrew Flores  
Local Government Affairs  
Southern California Edison  
Quad 4C, GO1, 472-E  
2244 Walnut Grove Avenue  
Rosemead, CA 91770  
P:626.302.3011 (PAX 23011)  
F:626.302.6870 (FAX 26870)





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: 4.5 Megawatt (MW) solar photovoltaic (PV) generating facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03693

DATE SUBMITTED: 3/5/13

### APPLICATION INFORMATION

Applicant's Name: Indigo Ranch Project, LLC

E-Mail: Kathy.Kimura-Barnes@na.canadiansolar.com

Mailing Address: 12657 Alcosta Blvd., Suite 130

San Ramon CA 94583  
City State ZIP

Daytime Phone No: ( 925 ) 866-2700 Fax No: ( 925 ) 866-2704

Engineer/Representative's Name: Silverado Power - Garret Bean

E-Mail: garret@silveradopower.com

Mailing Address: 444 Montgomery St. Suite 5000 Embarcadero Center, Ste. 410

San Francisco CA 94111  
City State ZIP

Daytime Phone No: ( 415 ) 692-7579 Fax No: ( 415 ) 362-4001

Property Owner's Name: multiple owners - see Exhibit 1

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

July 9, 2013

Tamara Harrison  
County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

Dear Tamara,

This letter is to inform the County of Riverside that Silverado Power has a new address:

2 Embarcadero Center, Ste. 410  
San Francisco, CA 94111

Sincerely,



Garret Bean

## APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Indigo Ranch Project, LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

South Tamarisk Solar, LLC on behalf of property owners (see Exhibit 2)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☒ See attached sheet(s) for other property owners' signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): Multiple parcels - see Exhibit 1

Section: 1

Township: T05

Range: R15E

## APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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Indigo Ranch Project, LLC

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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☒ See attached sheet(s) for other property owners' signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): Multiple parcels - see Exhibit 1 808-240-007 ; 808-240-010

Section: 1 Township: T55 Range: R15E

## **APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 40

General location (nearby or cross streets): North of Belsby Avenue, South of  
Investor Avenue, East of Melon Street, West of Plantation Street.

Thomas Brothers map, edition year, page number, and coordinates: SB & Riverside Co 2006, p 391, D8

Project Description: (describe the proposed project in detail)

See attached supplemental information provided in Exhibits 4 and 8

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: See Exhibit 5 for list of proposed/completed studies

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Calculations to be completed during detailed design stage



## APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards Calculations to be completed during detailed design stage

Does the project need to import or export dirt? Yes ☐ No ☒

Import None anticipated Export None anticipated Neither

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☒ No ☐

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Indigo Ranch Project, LLC hereafter "Applicant" and South Tamarisk Solar, LLC "Property Owner".

Description of application/permit use:

Indigo Ranch - a 4.5 MW solar PV generating facility

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): See attached property owner information

Property Location or Address:

Vicinity of Belsby Ave and Plantation St

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: See attached property owner information

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

**3. APPLICANT INFORMATION:**

Applicant Name: Indigo Ranch Project, LLC

Phone No.: 925-866-2700

Firm Name: Canadian Solar Inc.

Email: Kathy.Kimura-Barnes@na.canadiansolar.ca

Address (if different from property owner)

12657 Alcosta Blvd Ste. 130

San Ramon, CA 94583

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_

Date: 02/22/2013

Print Name and Title: \_\_\_\_\_

Thomas Koerner, President

Signature of Property Owner: Not applicable, see attached letter

Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_

Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

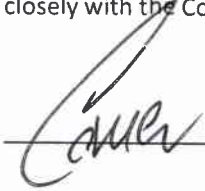
**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_

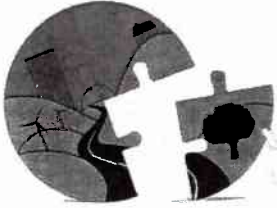
Application Date: \_\_\_\_\_

In lieu of the County of Riverside Land Use and Permit Application Processing Agreement, Indigo Ranch Project, LLC, agrees to pay an upfront application deposit fee of \$9,646.14 (a sum estimated to cover the entitlement process). Indigo Ranch Project, LLC will be solely responsible for fees associated with the entitlement of the Indigo Ranch solar generation project; further, Indigo Ranch Project, LLC will work closely with the County project manager to ensure that the deposit account maintains sufficient funds.



---

Indigo Ranch Project, LLC



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: AGD1027 DATE SUBMITTED: 5/13/2013

### APPLICATION INFORMATION

Applicant's Name: Indigo Ranch Project, LLC E-Mail: anita.sandher@canadiansolar.com

Mailing Address: 2420 Camino Ramon, Suite 125  
San Ramon CA 94583  
City State ZIP

Daytime Phone No: ( 925 ) 866-2700 Fax No: ( 925 ) 866-2704

Engineer/Representative's Name: Silverado Power - Garret Bean E-Mail: garret@silveradopower.com

Mailing Address: 44 Montgomery St. Suite 3065  
San Francisco CA 94104  
City State ZIP

Daytime Phone No: ( 415 ) 692-7579 Fax No: ( 415 ) 362-4001

Property Owner's Name: multiple owners-see Exhibit 1 E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Indigo Ranch Project, LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**T. Körner**

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

**All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 808-240-007, 808-240-010

Section: 01 Township: 5S Range: 15E SBBM

Approximate Gross Acreage: 40

General location (nearby or cross streets): North of Belsby Avenue, South of \_\_\_\_\_

Investor Avenue, East of Melon Street  
West of Plantation Street.

Thomas Brothers map, edition year, page number, and coordinates: SB & Riverside Co 2006, p 391, D8

**PROJECT INFORMATION:**

Purpose of Request (Check one):

☐ Disestablishment (Termination of entire Agricultural Preserve)

**APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

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DAVID GALSHACK, VP &T

RIVERSIDE TOJORA, INC.

PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

D. Galshack, VP &T

SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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Indigo Ranch Project, LLC

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John Stephen Draskovich  
PRINTED NAME OF PROPERTY OWNER(S)

John Stephen Draskovich  
SIGNATURE OF PROPERTY OWNER(S) 4/20/13

Todd Culver Draskovich  
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROJECT INFORMATION:**

Purpose of Request (Check one):

☐ Disestablishment (Termination of entire Agricultural Preserve)



**APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

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Indigo Ranch Project, LLC

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TODD CULVER DRASKOVICH

PRINTED NAME OF PROPERTY OWNER(S)

Todd Culver Draskovich

SIGNATURE OF PROPERTY OWNER(S)

4/29/13

JOHN STEPHEN DRASKOVICH

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROJECT INFORMATION:**

Purpose of Request (Check one):

☐ Disestablishment (Termination of entire Agricultural Preserve)

**APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

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☒ Diminishment (Removal of a portion of the land in an Agricultural Preserve).

Name and Map Number of the affected Agricultural Preserve: Chuckwalla Ag Preserve No. 2, Map No. 622

Number of Petitions for Cancellation of Contract attached: 2

Has a Notice of Nonrenewal been served on the land involved in this application? Yes ☐ No ☒

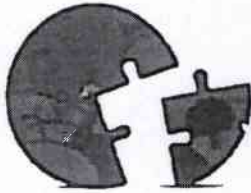
If yes, state the date(s) of said Notice of Nonrenewal served: \_\_\_\_\_

Related cases filed in conjunction with this request: CUP03693

**ADDITIONAL INSTRUCTIONS:**

- A. Attach a Petition for Cancellation of Contract (Form 295-0088) for each separate ownership of land involved in this application. (A husband and wife, partnership, a corporation, a trust, or a joint ownership is considered one owner.)
- B. If the landowner is a successor-in-interest to the owner who executed the Land Conservation Contract with the County of Riverside, the application must be accomplished with proof of ownership, such as a copy of a deed or title insurance policy.
- C. Attach a map of the land affected by this application showing the properties belonging to the separate ownerships.
- D. Enclose the appropriate deposit-based filing fee for each Disestablishment or Diminishment application, and for each Petition of Cancellation of Contract. (Please make checks or money orders payable to the "County of Riverside.")
- E. Please note that payment of an Environmental Assessment deposit-based fee will be required for this application at the time of submittal, and no Land Conservation Contract can be cancelled until all provisions of the California Environmental Quality Act have been satisfied.
- F. Attach all required applications for the proposed alternative land uses for this property, and all applicable deposit-based fees.
- G. For assistance in the preparation of any of these forms, please contact the Planning Department at (951) 955-3200 and ask for the Agricultural Preserve staff. The completed application(s), together with all attachments and fees are to be submitted at any of the Transportation Land Management Agency (TLMA) Public Information offices in Riverside or Palm Desert.





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PETITION FOR CANCELLATION OF CONTRACT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: 5/13/13

Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)

A separate Petition for Cancellation of Contract must be completed for each separate ownership of land to be removed from an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

Applicant's Name: Indigo Ranch Project, LLC E-Mail: anita.sandher@canadiansolar.com

Mailing Address: 2420 Camino Ramon, Suite 125  
San Ramon CA 94583  
City State ZIP

Daytime Phone No: ( 925 ) 866-2700 Fax No: ( 925 ) 866-2704

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Chuckwalla, Agricultural Preserve No. 2, Map No. 622 and to cancel the Land Conservation Contract or Agreement dated: January 1, 1987, and recorded March 9, 1987 as Instrument No. 87-64237 in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

Property Owner's Name: Riverside Jojoba Inc. E-Mail: \_\_\_\_\_

Mailing Address: 103 N. Lake Dr.  
Ormond Beach FL 32174  
City State ZIP

Daytime Phone No: ( 386 ) 437-4103 Fax No: ( ) \_\_\_\_\_

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DAVID GALSHACK, Vpdt RIVERSIDE JOJOBA, INC. D. Galshack, Vpdt  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

Desert Office - 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 - Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE AND A CONDITIONAL USE PERMIT, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 8, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Indigo Ranch Project LLC on **Agricultural Preserve Case No. 1027**, which proposes to diminish Chuckwalla Agricultural Preserve No. 2, Map. No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027; and, **Conditional Use Permit No. 3693**, which proposes a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed or tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres, and 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"). The project is located northerly of Oasis Road and westerly of Highway 177, in the Fourth Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42580**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL [lross@rctlma.org](mailto:lross@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 17, 2014

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2014

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3693/AG01027 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

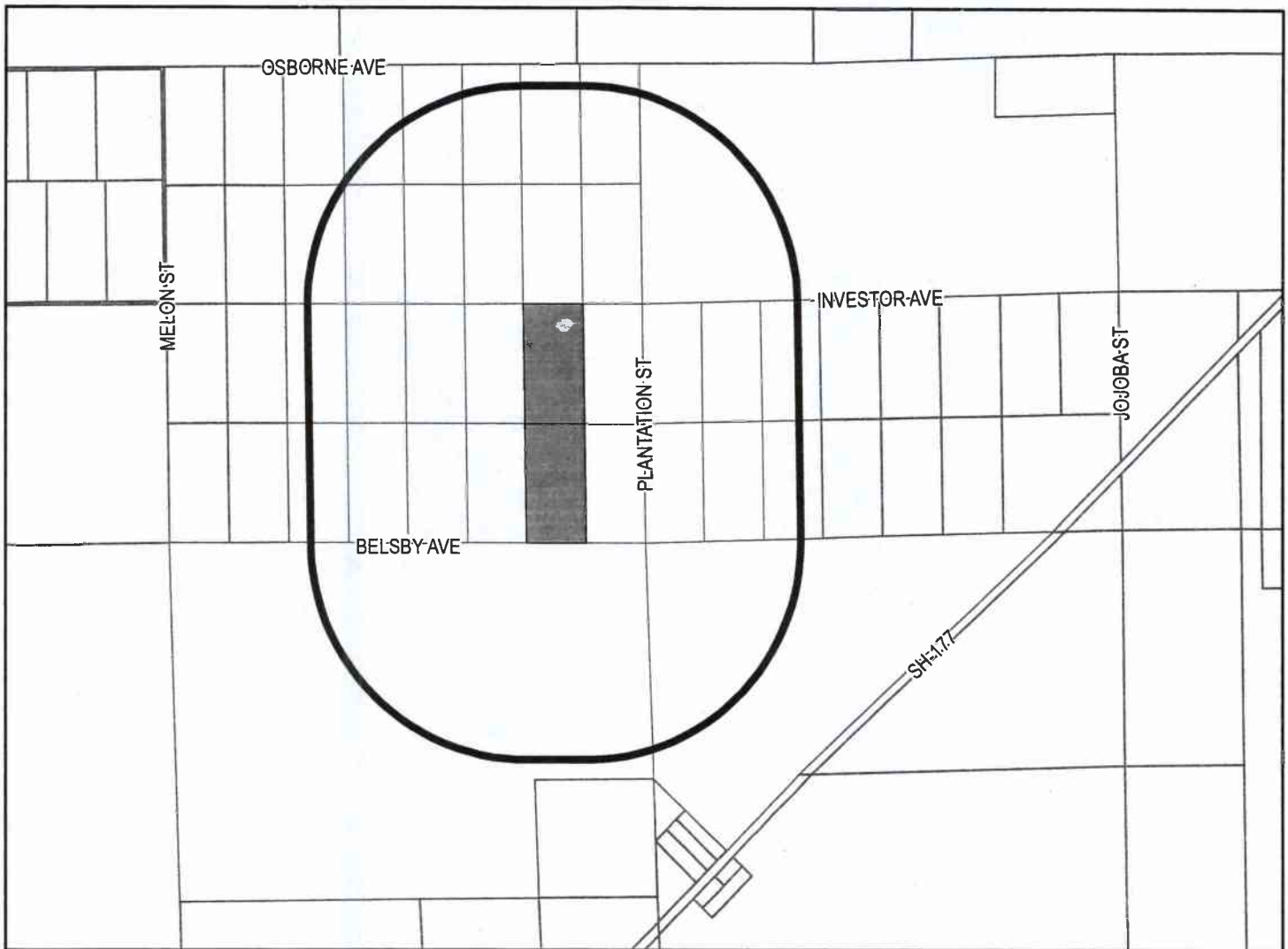
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**CUP03693/AG01027 (2400 feet buffer)**



**Selected Parcels**

808-240-008	811-270-013	808-240-007	808-240-009	808-240-010	808-240-011	808-240-012	808-240-013	808-240-014	808-250-003
808-250-004	808-250-005	808-250-006	808-250-007	808-250-008	808-250-009	808-250-010	808-250-011	808-250-012	808-250-013
808-250-014	811-270-015	808-240-003	808-240-004	808-240-005	808-240-006	811-270-014	811-270-001	811-270-002	811-270-003
808-023-024	811-121-008	811-141-011							



1,900 950 0 1,900 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 808023024, APN: 808023024  
USA 808  
US DEPT OF THE INTERIOR  
WASHINGTON DC 21401

ASMT: 811270003, APN: 811270003  
SPINDLE TOP BAYOU FARM INC  
P O BOX 642  
BRENHAM TX 77834

ASMT: 808240006, APN: 808240006  
PARALUMAN BANAGA, ETAL  
12228 WINDCLIFF RD  
STRONGSVILLE OH 44136

ASMT: 811270013, APN: 811270013  
MARIA TAFAZOLI, ETAL  
P O BOX 1890  
GARDEN GROVE CA 92842

ASMT: 808240007, APN: 808240007  
TODD DRASKOVICH, ETAL  
2201 WHYTE PARK AVE  
WALNUT CREEK CA 94595

ASMT: 811270014, APN: 811270014  
SEA VIEW  
P O BOX 845  
INDIO CA 92202

ASMT: 808240008, APN: 808240008  
EAGLE CREST ENERGY CO  
74199 EL PASEO NO 204  
PALM DESERT CA 92260

ASMT: 811270015, APN: 811270015  
LAURIE COOK, ETAL  
8778 DUFFERIN AVE  
RIVERSIDE CA 92504

ASMT: 808250014, APN: 808250014  
RIVERSIDE JOJOBA INC  
103 N LAKE DR  
ORMOND BEACH FL 32174

ASMT: 811121008, APN: 811121008  
USA 811  
DEPT OF INTERIOR  
WASHINGTON DC 21401

ASMT: 811141011, APN: 811141011  
JOANN DEAN, ETAL  
92 RIO VISTA  
SOLVANG CA 93463



Desert Sands Unified School District  
47-950 Dune Palms Rd.  
La Quinta, CA 92253

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Colorado River Indian Tribes  
26600 Mohave Rd.  
Parker, AZ 85344-7737

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

CALTRANS District #8  
ATTN: Dan Kopulsky  
464 W. 4th St. 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Mojave Desert Air Quality Mngmt.  
District  
ATTN: Charles Fryxell  
14306 Park Ave.  
Victorville, CA 92392-2310

South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
ATTN: Steve Smith  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Applicant:  
Indigo Ranch Project, LLC  
2420 Camino Ramon, Suite 125  
San Ramon, CA 94583

Eng-Rep:  
Silverado Power  
Attn: Garrett Bean  
2 Embarcadero Center, Suite 410  
San Francisco, CA 94111

Owner:  
Riverside Jojoba Inc.  
103 N. Lake Dr.  
Ormond Beach, FL 32174

Owner:  
John Joseph Draskovich  
797 Solana Dr  
Lafayette, CA 94549



## MITIGATED NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1402164

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: INDIGO RANCH PROJECT LLC  
paid by: CK 1071  
EA42580

\$2,181.25

paid towards: CFG05957  
at parcel:  
appl type: CFG3

CALIF FISH & GAME: DOC FEE

By \_\_\_\_\_ Mar 05, 2014 12:26  
MGARDNER posting date Mar 05, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1302013

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: INDIGO RANCH PROJECT LLC  
paid by: VI 01497B

\$50.00

EA42580

paid towards: CFG05957

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By \_\_\_\_\_ Mar 05, 2013 14:58  
MGARDNER posting date Mar 05, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!