

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

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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 U - Generally Unsuitable R - Restricted

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<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

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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 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. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

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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

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29. Mineral Resources				
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

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

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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"/>
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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.

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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).

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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

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

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

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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.

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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.

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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"/>
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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"/>
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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"/>
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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.

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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
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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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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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"/>
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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
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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.

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 File: Draft EA CUP03693

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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.

Other Planning Cases associated with the Indigo Ranch Project include Agricultural Preserve Case No. 1027 and Development Agreement No. 78.

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,

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10. GENERAL CONDITIONS

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

RECOMMND

the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

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.

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

The use approved under Conditional Use Permit No. 3693 shall not be effective until Development Agreement No. 78 is effective. All use of Conditional Use Permit No. 3693 shall be done in strict compliance with the provisions of Development Agreement No. 78 and these conditions of approval.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

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.

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.

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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

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

emergency back up power. Gates activated by the Knox Rapid entry system shall remain open until closed by the Knox Rapid entry system.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 9/24/13 (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE PERP DRAINAGE PATTERNS (cont.) RECOMMND

recorded drainage easement shall be submitted to the District for review.

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 Director and Building and Safety Director prior to the replacement or modification of any portion of the project as shown on the APPROVED EXHIBITS except for routine maintenance. Any changes, refinements or amendments to the existing development approvals granted under Conditional Use Permit No. 3693 shall be processed in accordance with the terms of Section 3.4 of Development Agreement No. 78.

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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - FEES FOR REVIEW (cont.) RECOMMND

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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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).

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.

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10. GENERAL CONDITIONS

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.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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 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.

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10. GENERAL CONDITIONS

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

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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.

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

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10. GENERAL CONDITIONS

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

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 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.

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10. GENERAL CONDITIONS

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 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 be effective the date that Development Agreement No. 78 is effective and shall continue for a period of thirty years thereafter, approximately July 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to the provisions of Development Agreement No. 78 and the "Existing Land Use Regulations" referenced in Development Agreement No. 78.

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

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.

20.PLANNING. 5 USE-AUTO TERMINATION BY NONUSE

RECOMMND

The Project is proposed to use two (2) separate legal parcels: APN 808-240-010 (the "Jojoba Parcel") and APN 808-240-007 (the "Draskovich Parcel"). As agreed in Development Agreement No. 78: If a building permit has not been issued on or prior to September 5, 2014 which reflects that portions of the Solar Power Plant will be located on the Jojoba Parcel, then all Development Approvals (including but not limited to Conditional Use Permit No. 3693, Agricultural Preserve Case No. 1027, and Development Agreement No. 78) shall be automatically terminated and null and void as of such date, but only with respect to the Jojoba Parcel. If a building permit has not been issued on or prior to September 5, 2014 which reflects that portions of the Solar Power Plant will be located on the Draskovich Parcel, then all Development Approvals (including but not limited to Conditional Use Permit No. 3693, Agricultural Preserve Case No. 1027 and Development Agreement No. 78) shall be automatically terminated and null and void as of such date, but only with respect to the Draskovich Parcel. If a building permit has not been issued on or prior to September 5, 2014 which reflects that portions of the Solar Power Plant will be located on either the Draskovich Parcel or the Jojoba Parcel, then all Development Approvals (including but not limited to Conditional Use Permit No. 3693, Agricultural Preserve Case No. 1027 and Development Agreement No. 78) shall be automatically terminated and null and void as of such date with respect to both the Jojoba Parcel and the Draskovich Parcel. Applicant/Permittee (also defined as OWNER as used in Development Agreement No. 78) expressly acknowledges and expressly agrees that such termination shall be automatic and shall not require a hearing by the COUNTY or opportunity for the Applicant/Permittee to be heard by the COUNTY prior to such termination taking effect. Following any such termination of Development Approvals,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE-AUTO TERMINATION BY NONUSE (cont.) RECOMMND

Applicant/Permittee and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to Development Agreement No. 78 to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Solar Power Plants)" set forth in COUNTY Resolution No. 2012-047.

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.)

RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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).

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

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,

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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;

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.)

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60. PRIOR TO GRADING PRMT ISSUANCE

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; 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

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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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 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 80 PLANNING 30 is also MET.

60.PLANNING. 18 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Development Agreement No. 78 have been approved and adopted by the Board of Supervisors and have been made effective.

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - ARCHAEO MONITOR REPORT (cont.)

RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-ON-SITE ACCESS ROADWAYS (cont.)

RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE SUBMIT PLANS (cont.)

RECOMMND

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. 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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

REN ENG - REMEDIATION BONDING (cont.)

RECOMMND

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - LIGHTING PLANS (cont.) RECOMMND

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

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.

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80.PLANNING. 30

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

RECOMMND

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31

USE- DECOM RECLMTN PLAN SOLAR (cont.)

RECOMMND

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 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

80.PLANNING. 33 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Development Agreement No. 78 has been approved and adopted by the Board of Supervisors and has been made effective.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 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 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.

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.

As set forth in Section 4.3 of Development Agreement No. 78, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial or industrial development. For that reason, the applicant and the County agree that the application and payment of the Desert Center/CV Desert Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The applicant and the County acknowledge and agree that the Project Area acreage used for the computation of Development Impact Fees shall be no less than 20 acres and no more than 40 acres depending upon

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

90. PRIOR TO BLDG FINAL INSPECTION

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

the final project design used that is consistent with the development approvals under Conditional Use Permit No. 3693 and the terms of Development Agreement No. 78. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project.

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 so long as it does not conflict with the agreed upon terms of Development Agreement No. 78.

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.

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.

04/09/14
15:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19

USE - IMP PLANS (cont.)

RECOMMND

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_](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html)
[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. 3693
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
March 29, 2013
Page 2

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 read 'Ryan Ross', written in a cursive style.

Ryan Ross
Principal Planner

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

Supervisory District: 4	Supervisor: John Benoit	FTA No. 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, 12th 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>]
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>]
Sent: Monday, March 18, 2013 3:45 PM
To: Rush, Adam
Subject: Re: Case CUP03693

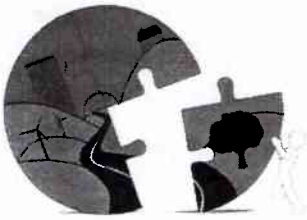
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Thank you,

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: ~~111 Montgomery St, Suite 3000~~ Embarcadero Center, Ste. 410

San Francisco CA ~~94104~~ 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.

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Indigo Ranch Project, LLC

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

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SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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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.com

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: _____

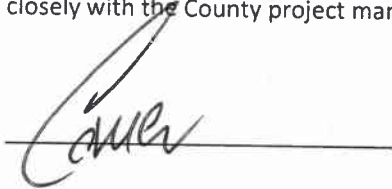
Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

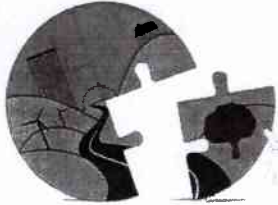
Print Name and Title: _____

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.

A handwritten signature in black ink, appearing to read "C. Miller", is written over a solid horizontal line.

Indigo Ranch Project, LLC



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: AG01027 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 ^{Street} 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 ^{Street} 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: _____
Street

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

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.

DAVID GALSHACK, VP & JT

PRINTED NAME OF PROPERTY OWNER(S)
RIVERSIDE JOYDA, INC.

PRINTED NAME OF PROPERTY OWNER(S)

David Galshack, VP & JT

SIGNATURE 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

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

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.

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)

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

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

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.

TODD CULVER DRASKOVICH
PRINTED NAME OF PROPERTY OWNER(S)

Todd Culver Draskovich 4/20/13
SIGNATURE OF PROPERTY OWNER(S)

JOHN STEPHEN DRASKOVICH
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

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

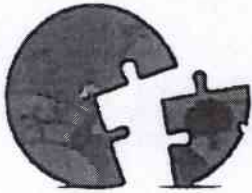
Has a Notice of Nonrenewal been served on the land involved in this application? Yes No

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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 City 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 City 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, VP, 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 1st 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, 12th 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.

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

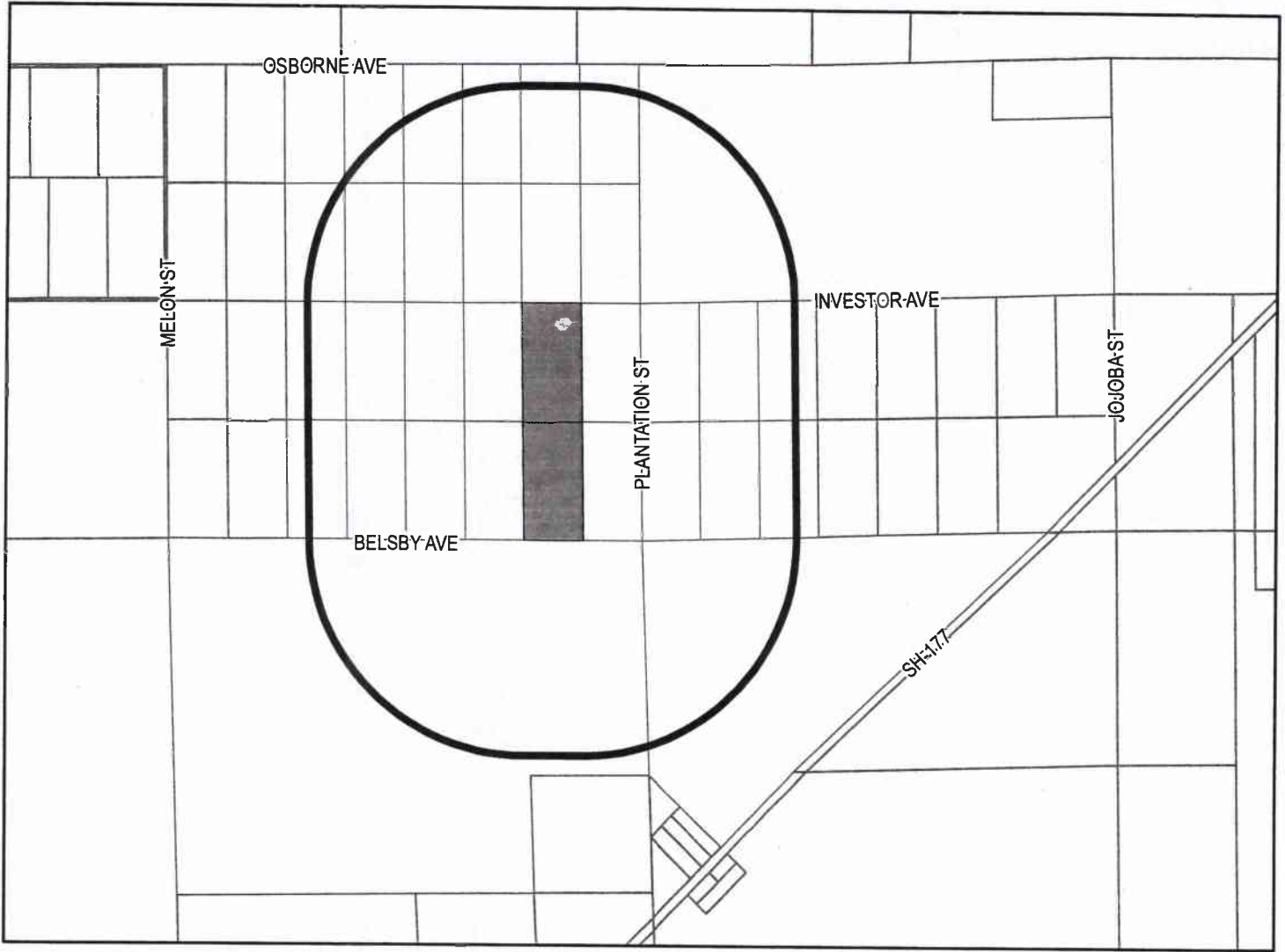
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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							



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

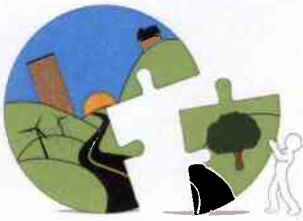
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
ATTN: Steve Smith
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3693, Agricultural Preserve Case No. 1027,
Development Agreement No. 78, Ordinance No. 664.54

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Principal Planner Date: March 10, 2014

Applicant/Project Sponsor: Indigo Ranch Project LLC Date Submitted: March 5, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Larry Ross, Principal Planner at 951-955-9294 or LROSS@RCTLMA.ORG.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03693\DH-PC-BOS Hearings\Mitigated Negative Declaration CUP03693.docx

Please charge deposit fee case#: ZEA42580 ZCFG05957

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Indigo Ranch Solar Project - EA42580, CUP03693, DA00078 and AG01027

Project Title/Case Numbers

Larry Ross, Principal Planner

County Contact Person

(951) 955-9294

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Indigo Ranch Project, LLC

Project Applicant

2420 Camino Ramon, Suite 125, San Ramon, CA 94583

Address

Northerly of Oasis Road, and westerly of Highway 177

Project Location

Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. 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 includes offsite elements, 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. Development Agreement No. 78 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement and conditions of approval for CUP03693.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

LR/IR Revised 4/07/2014

Y:\Planning Case Files-Riverside office\CUP03693\DH-PC-BOS Hearings\NOD Form CUP03693.docx

Please charge deposit fee case#: ZEA42580 ZCFG05957

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 \$2,181.25
paid by: CK 1071
EA42580
paid towards: CFG05957 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

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 \$50.00
paid by: VI 01497B
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

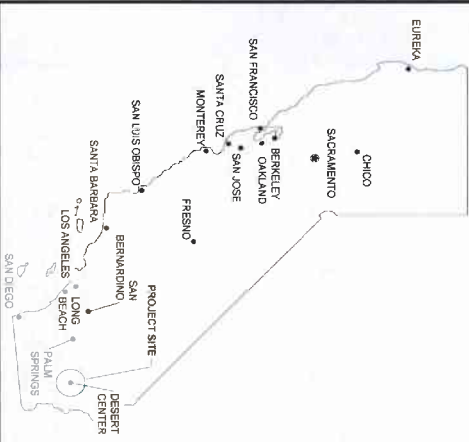
Overpayments of less than \$5.00 will not be refunded!

INDIGO RANCH

33°45'42.53"N, 115°21'53.72"W

SOLAR ELECTRIC SYSTEM PROJECT 4.5 MW AC

PROJECT LOCATION:



PROJECT SCORE:

SOLAR ELECTRIC SYSTEM
 THE PROJECT ENTAILS THE INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM AT THE INDIGO RANCH SITE. THE SYSTEM WILL BE A NET ELECTRICITY EXPORTER TO THE UTILITY GRID.
 THE INSTALLATION CONSISTS OF PHOTOVOLTAICS MODULES ON A GROUND MOUNTED SINGLE AXIS TRACKING SYSTEM. THE SYSTEM WILL ALSO INCLUDE SEVERAL INVERTERS. THE SYSTEM WILL BE INTERCONNECTED TO AND WILL BE OPERATED IN PARALLEL WITH THE SOLAR AND CALIFORNIA ENERGY (SCE) TRANSMISSION LINE FOR THE REQUIREMENTS OF THE APPLICABLE STATE, LOCAL, ANDUtility REGULATIONS.

DRAWING INDEX:

WG-001	TITLE SHEET
E-002	LAND USE AND ZONING PLAN
E-102	EXISTING SITE PLAN
E-103	GRADING AND DRAINAGE PLAN
C-011	SITE ENTRANCE PLAN
W-111	ARRAY PLAN
W-401	EQUIPMENT PLAN AND ELEVATIONS
W-402	INVERTER & TRANSFORMER EQUIPMENT PAO PLAN AND ELEVATION
W-403	SCE EQUIPMENT PLAN AND ELEVATION
S-201	FENCE DETAILS

PERMITTING/PLANNING NOTES:

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 BIDD FOR ALL OTHERS

STREET MAP:



AERIAL VIEW:



PROJECT TEAM:

APPLICANT
 CANADIAN SOLAR
 2420 CANINO BLVD, SUITE 125
 SAN RAMON, CA 94583
 CONTACT: ANTONIO RODRIGUEZ
 TEL: (888) 998-7739 EXT 4817
 WWW.CANADIAN-SOLAR.COM

DESIGN ENGINEERING FIRM
 BLUE OAK ENERGY
 1800 CENTRAL EXP
 DAVIS, CA 95618
 CONTACT: JAYME GARCIA, PE
 TEL: (530) 747-2028

DEVELOPER
 SILVERADO POWER
 2 BARRACADERO CENTER, STE. 410
 SAN FRANCISCO, CA 94111
 CONTACT: GARRET BEAN
 TEL: (415) 852-7740

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PLEASE CLIPPING, AND #1 BUILT BY 2/13/13
 EXHIBIT A (Sheet 1 of 6)
 DRAWN BY: J. GARCIA
 CHECKED BY: J. GARCIA
 DATE: 02/13/13

REV NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	02/13/13	JG
2	REVISED PER CITY COMMENTS	02/13/13	JG
3	REVISED PER CITY COMMENTS	02/13/13	JG
4	REVISED PER CITY COMMENTS	02/13/13	JG
5	REVISED PER CITY COMMENTS	02/13/13	JG
6	REVISED PER CITY COMMENTS	02/13/13	JG
7	REVISED PER CITY COMMENTS	02/13/13	JG
8	REVISED PER CITY COMMENTS	02/13/13	JG
9	REVISED PER CITY COMMENTS	02/13/13	JG
10	REVISED PER CITY COMMENTS	02/13/13	JG



BLUE OAK ENERGY
 1580 Dew Avenue, Davis, CA 95618
 WWW.BLUEOAKENERGY.COM | PHONE: 530.747.2000

CanadianSolar

INDIGO RANCH
 33°45'42.53"N, 115°21'53.72"W
 DESERT CENTER, CA 92329

WG-001
 TITLE SHEET

LAND USE AND ZONING PLAN

SCALE 1"=200'



APN:808-250-006
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-250-007
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-250-008
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-240-011
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-240-010-5
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-240-009
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-240-006
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-240-007-3
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-240-008
LAND USE DESIGNATION:
 AGRICULTURAL - AG
ZONING:
 A - 1-20

APN:808-023-024
LAND USE DESIGNATION:
 OS-RUR (OPEN SPACE RURAL)
ZONING:
 N-A (NATURAL ASSETS)

INVESTOR AVENUE

BELSBY AVENUE

INDIGO RANCH
 33,482,897 sq. ft. 118,215,127 sq. ft.
 DESERT CENTER, CA 92239
 LAND USE AND ZONING PLAN
C-002



1560 Dew Avenue, Davis, CA 95618
 www.blueoakenergy.com - Phone: 530.747.2008

REV. NO.	DATE	DESCRIPTION	DATE	BY
1	10/20/11	ISSUE FOR PERMITS	10/20/11	JK
2	01/10/12	REVISIONS	01/10/12	JK
3	03/23/12	REVISIONS	03/23/12	JK
4	05/01/12	REVISIONS	05/01/12	JK
5	05/01/12	REVISIONS	05/01/12	JK
6	05/01/12	REVISIONS	05/01/12	JK
7	05/01/12	REVISIONS	05/01/12	JK
8	05/01/12	REVISIONS	05/01/12	JK
9	05/01/12	REVISIONS	05/01/12	JK
10	05/01/12	REVISIONS	05/01/12	JK
11	05/01/12	REVISIONS	05/01/12	JK
12	05/01/12	REVISIONS	05/01/12	JK
13	05/01/12	REVISIONS	05/01/12	JK
14	05/01/12	REVISIONS	05/01/12	JK
15	05/01/12	REVISIONS	05/01/12	JK
16	05/01/12	REVISIONS	05/01/12	JK
17	05/01/12	REVISIONS	05/01/12	JK
18	05/01/12	REVISIONS	05/01/12	JK
19	05/01/12	REVISIONS	05/01/12	JK
20	05/01/12	REVISIONS	05/01/12	JK



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GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

KEYED NOTES
 1 CHAIN LINK FENCE PER DETAIL A OR B
 2 C-10 LINK FENCE PER DETAIL C, SHEET S-201

LEGEND	
	SOLAR TRACKER
	SITE EQUIPMENT
	ACCESS ROAD
	EXISTING ROAD
	(E) EASEMENT
	FENCE
	PROPERTY LINE

INDIGO RANCH
 33494239N 145278317W
 DESERT CENTER, CA 92238
 GRADING AND DRAINAGE PLAN

C-102

CanadianSolar

BLUE OAK ENERGY
 1560 Dew Avenue, Davis, CA 95618
 www.blueoakenergy.com • Phone: 530.747.2028

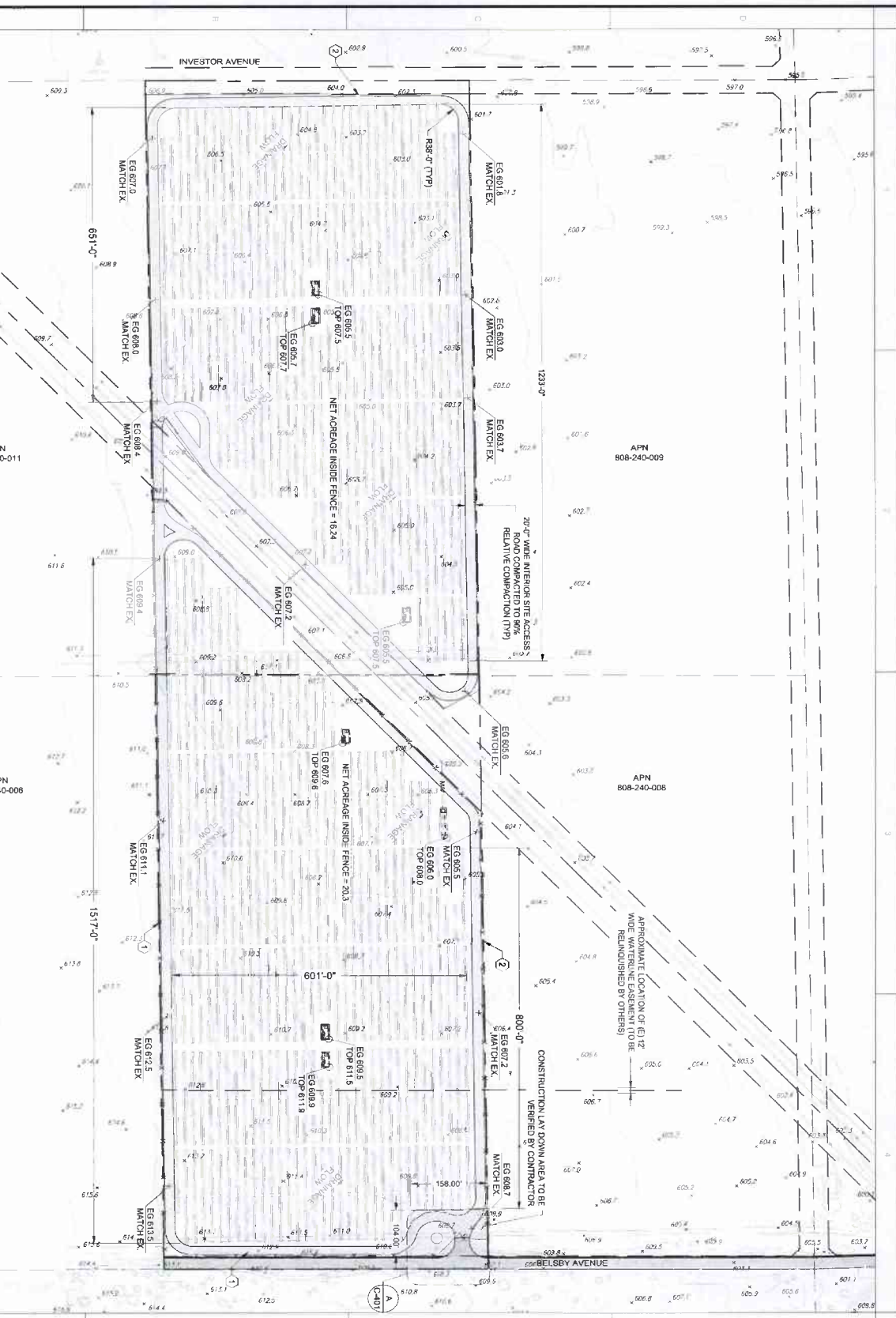
PROJECT INFORMATION	
PROJECT NO.	1517-00
DATE	07/27/2017
SCALE	AS SHOWN
DESIGNED BY	INDIGO RANCH
CHECKED BY	INDIGO RANCH
DATE	07/27/2017

CONTRACTOR

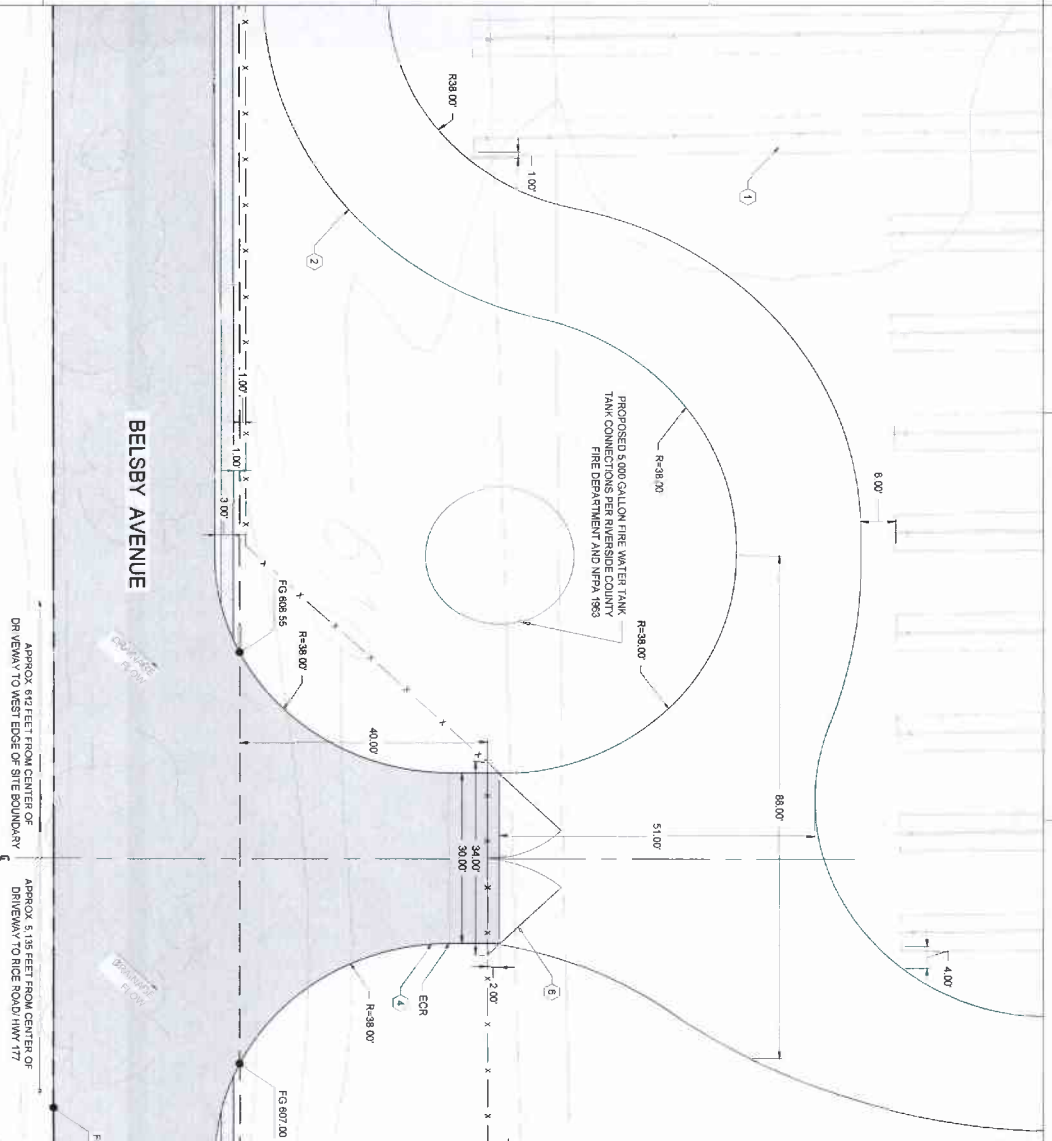
CASE CUNNINGHAM AND ASSOCIATES
 EXHIBIT A (SHEET 1 OF 1)
 PLANNER L. ROSS

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- NOTES**
- 1 THE HISTORICAL DRAINAGE PATTERNS ARE TO REMAIN.
 - 2 NO CHANGE IN FINISHED GRADE IS PROPOSED. SOLAR ARRAYS ARE TO BE INSTALLED AT EXISTING GRADE.
 - 3 THE INTENT OF THE GRADES SHOWN ON THE PROPOSED MAINTENANCE ROAD IS TO MATCH THE EXISTING GRADES. IF A DISCREPANCY BETWEEN THE GRADES AND EXISTING GRADES IS NOTICED BY THE ENGINEER IMMEDIATELY NOTIFY THE ENGINEER.
 - 4 TOP REFERS TO TOP OF EQUIPMENT PAD ELEVATION.
 - 5 FENCE IS OFFSET 11" MIN. INSIDE OF THE SITE PROPERTY LINE AND RIGHT-OF-WAY EASEMENTS.
 - 6 ALL NEW ELECTRICAL EQUIPMENT STRUCTURES SHALL BE FLOOD PROTECTED. 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 UNDER TENSION. THE HIGHEST ADJACENT GROUND RESTRICTED SLOPE PROTECTION SHALL BE PROVIDED FOR STRUCTURES ON RILL.



A SITE ENTRANCE PLAN
SCALE 1" = 10'



APPROX 612 FEET FROM CENTER OF DRIVEWAY TO WEST EDGE OF SITE BOUNDARY
APPROX 5.18 FEET FROM CENTER OF DRIVEWAY TO RICE ROAD HWY 177

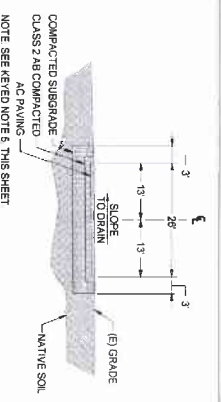
PROPOSED 5,000 GALLON FIRE WATER TANK
TANK CONNECTIONS PER RIVERSIDE COUNTY
FIRE DEPARTMENT AND NFPA 1983

BELKSBY AVENUE PAVING TABLE

WIDTH	LENGTH
26 FT	~5.70 FT

- GENERAL NOTES:
1. NO CHANGE IN FINISH GRADE IS PROPOSED EXCEPT WHERE SHOWN TO BE INSTALLED IN EXISTING GRADERS.
 2. THE INTERIOR OF THE GRADERS SHOWN ON THE PROPOSED MAINTENANCE ROADS TO MATCH THE EXISTING GRADERS. IF A DISCREPANCY BETWEEN THE GRADERS AND THE EXISTING IS FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
 3. ALL NEW ELECTRICAL EQUIPMENT SHALL BE INSTALLED AT THE FINISHED FLOOR A MINIMUM OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND. ADDITIONALLY, THE PIPES SHALL HAVE A MINIMUM CLEARANCE OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND. UPRIOR TO ENSURE FLOWS ARE NOT OBSTRUCTED FOR STRUCTURES ON FULL BE PROVIDED FOR STRUCTURES ON FULL.

B BELKSBY AVENUE ROAD SECTION
SCALE NTS



COMPACTED SUBGRADE
CLASS 2 AB COMPACTED
AC PAVING
NOTE SEE KEYED NOTE 5 THIS SHEET

(E) GRADE
SLOPE TO DRAIN
NATIVE SOIL

- CONSTRUCTION NOTES:
1. SOILS AND FOUNDATIONS ELECTRICAL EQUIPMENT SEE ELECTRICAL SHEETS
 2. 20' WIDE MAINTENANCE ROAD COMPACTED TO 90% RELATIVE COMPACTION. CROSS SLOPE TO MATCH EXISTING.
 3. NOT USED
 4. 30' WIDE PAVED DRIVEWAY WITH NO CURB, GUTTER, AND SIDEWALK PER A MODIFIED VERSION OF COUNTY STANDARD DETAIL NO. 207A.
 5. 20' WIDE PAVED ROADWAY WITH 3' GRADED SHOULDER AND 1' CURB PER A MODIFIED VERSION OF COUNTY STANDARD DETAIL NO. 198. SEE DETAIL B THIS SHEET.
 6. 34' WIDE SITE ACCESS GATE WITH FIRE DEPARTMENT ACCESS DEVICE (KNOX BOX) AND EMERGENCY PLACARD.

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CASE CUP-05693, AND #1
DESIGN BY A (Dwain L. Ross)
PLANNER L. ROSS

REV. NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR SUBMITTAL	08/21/14	PL
2	RESUBMITTAL	08/21/14	PL
3	DISCUSSION	08/21/14	PL
4	DISCUSSION	08/21/14	PL

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

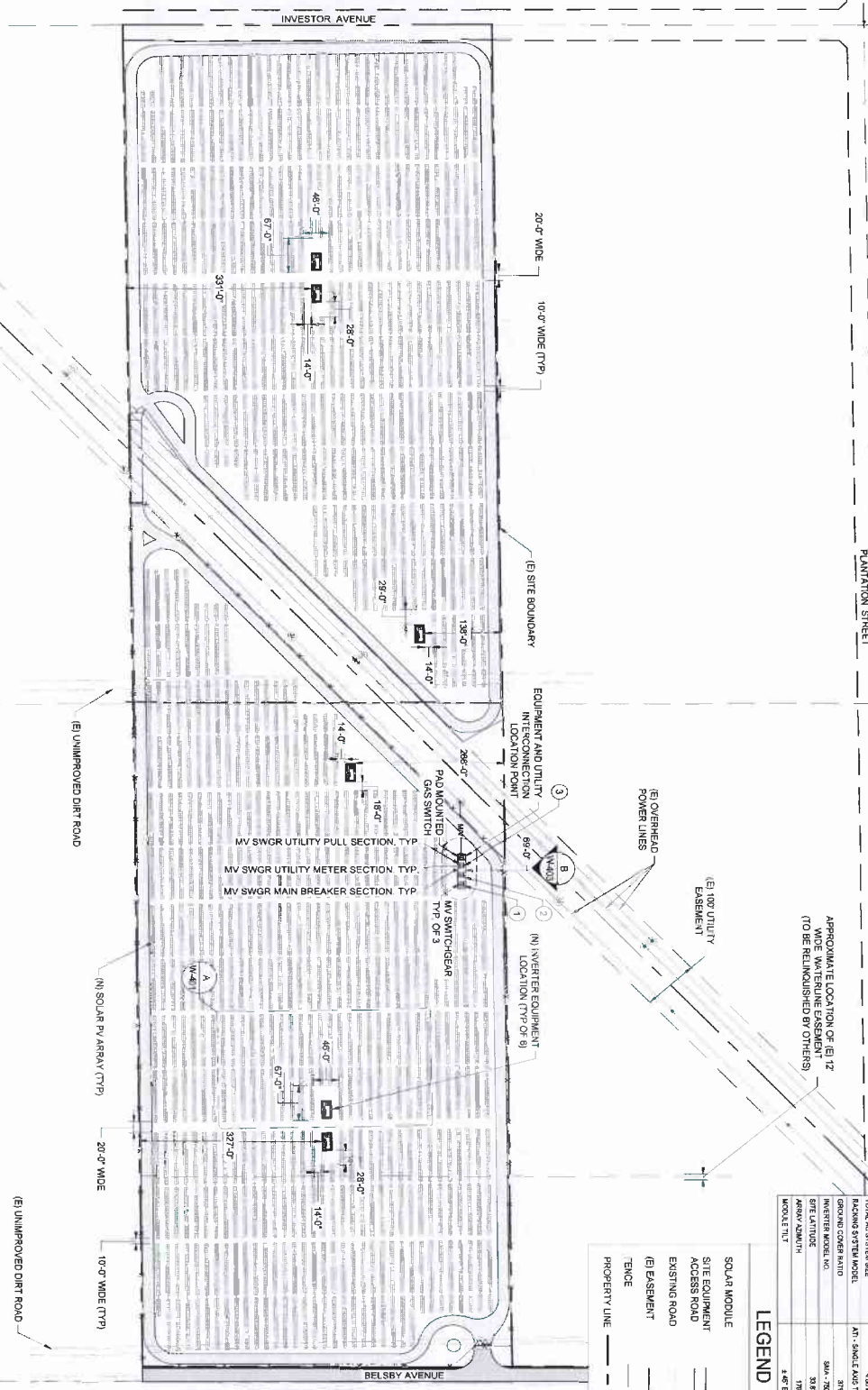
Canadiansolar

INDIGO RANCH
334624239N, 1157119377W
DESERT CENTER, CA 92528

C-401



ARRAY PLAN
SCALE 1" = 100'



ID	SCE GRID#	SYSTEM SUMMARY
1	6198	MODULE SITE DC RATING 300kW
2	6197	MODULES PER SOURCE CIRCUIT 20
3	6196	TOTAL MODULE COUNT 2000
		DC AC RATIO 1.57
		TOTAL STC/DC SYSTEM SIZE 6.98 MW
		TOTAL AC SYSTEM SIZE 4.60 MW
		PACKING SYSTEM MODEL ART - SINGLE AXIS TRACKER
		PACKING COVER RATIO 3%
		INVERTER MODEL NO SMA - 3000-415
		SITE LATITUDE 33°N
		ARRAY SPACING 4'-0" E-W
		MODULE TILT

LEGEND

- SOLAR MODULE
- SITE EQUIPMENT
- ACCESS ROAD
- EXISTING ROAD
- (E) EASEMENT
- TENCE
- PROPERTY LINE

KEYED NOTES
1. NONE

NOTES:
1. NONE

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DATE CHANGED AND BY
EXHIBIT A (Sheet 1 of 9)
DATE 9/21/13
PLANNER L. ROSS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/23/13
2	REVISED FOR PERMIT	09/23/13
3	REVISED FOR PERMIT	09/23/13

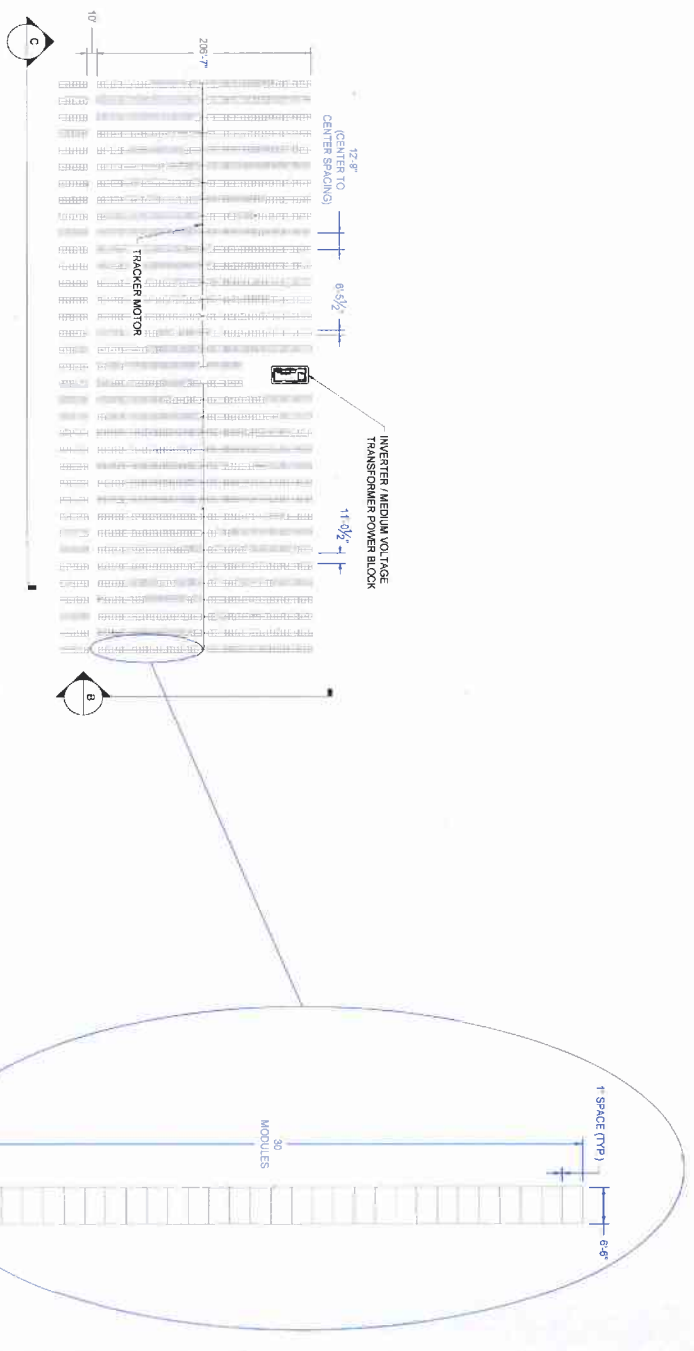
BLUE OAK ENERGY
1560 Deer Avenue, Davis, CA 95618
www.blueoakenergy.com - Phone 530.742.2026



INDIGO RANCH

335922 SRN, 115°7'13.77"W
DESERT CENTER, CA 92728

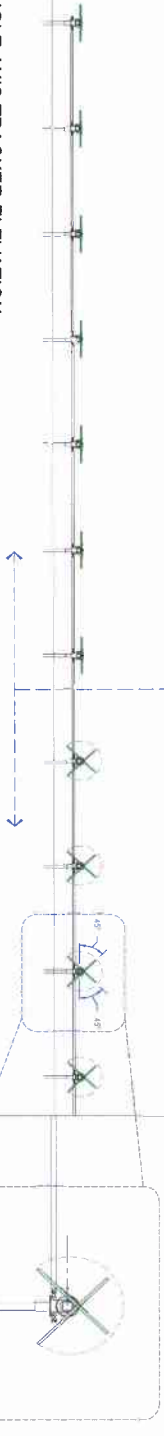
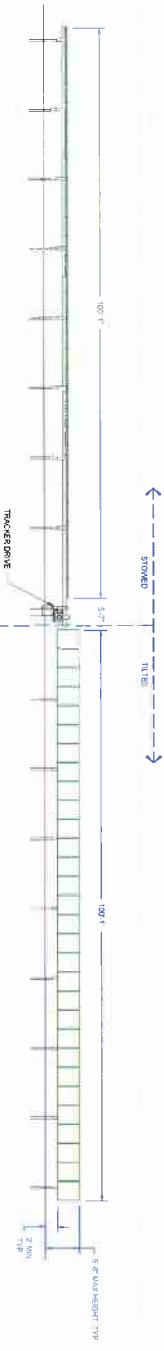
ARRAY PLAN
W-111



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

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CAREY CHIVERS, AND ASSOCIATES
ARCHITECTS AND PLANNERS
1000 10th Street, Suite 100
Berkeley, CA 94710
Tel: 415.863.1100
www.careychivers.com

REV. NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/11/2010	MM
2	REVISED FOR SUBMITTAL	08/11/2010	MM
3	REVISED FOR PERMITS	08/11/2010	MM
4	REVISED FOR PERMITS	08/11/2010	MM
5	REVISED FOR PERMITS	08/11/2010	MM
6	REVISED FOR PERMITS	08/11/2010	MM
7	REVISED FOR PERMITS	08/11/2010	MM
8	REVISED FOR PERMITS	08/11/2010	MM
9	REVISED FOR PERMITS	08/11/2010	MM
10	REVISED FOR PERMITS	08/11/2010	MM

BLUE OAK ENERGY
1860 Dew Avenue, Davis, CA 95618
www.blueoakenergy.com - Phone: 530.447.2008

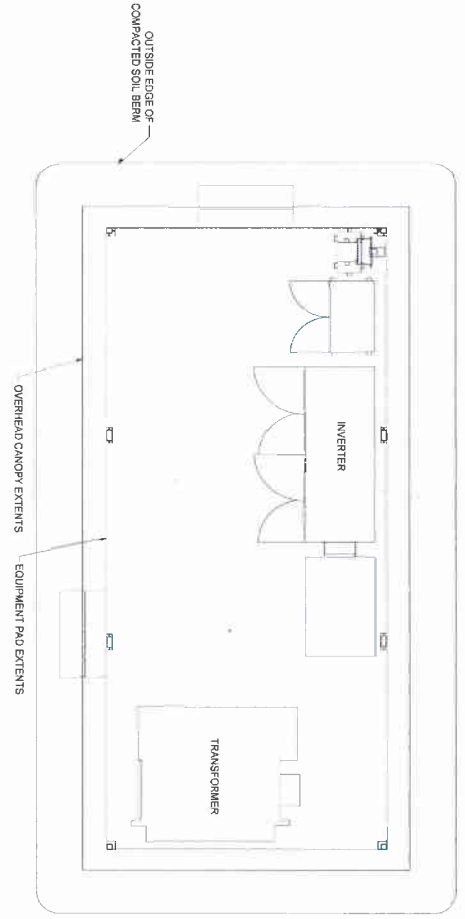
CanadianSolar

INDIGO RANCH
3396242590, 1152183770
DESERT CENTER, CA 92520

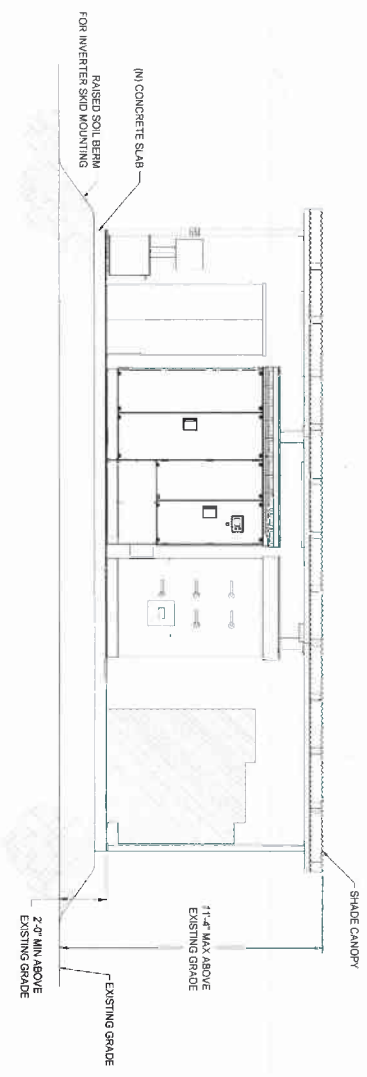
W-401

INDIGO RANCH
EQUIPMENT PLAN AND ELEVATIONS

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

REFERENCED NOTES:
 1. NONE

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PROJECT: INDIGO RANCH
DATE: 11/13/23
PROJECT NO.: W-402

REV. NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	08/07/23	PLANNING
2	REVISED FOR SUBMITTAL	08/07/23	PLANNING
3	REVISED FOR SUBMITTAL	08/07/23	PLANNING

BLUE OAK ENERGY
 1660 Dew Avenue Dana, CA 94618
 www.blueoakenergy.com - Phone: 530.747.2026

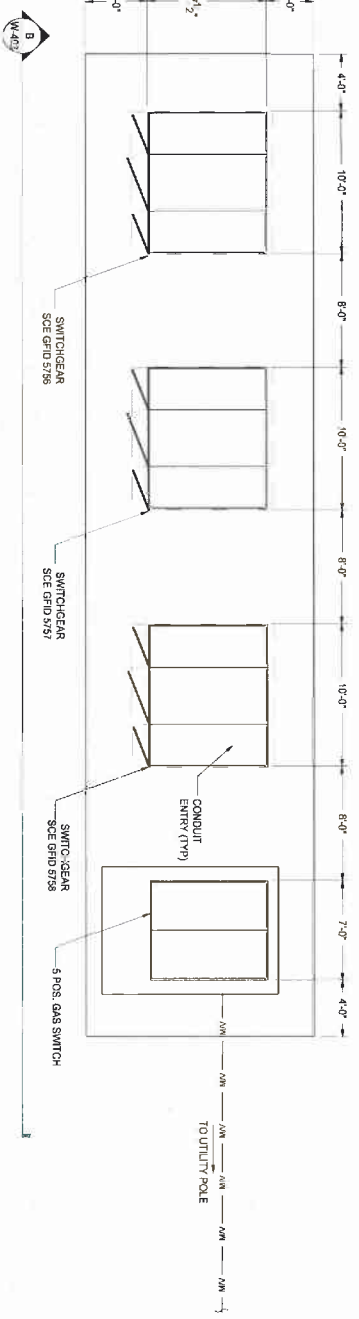
CanadianSolar

INDIGO RANCH

W-402

PROJECT NO. W-402
 PROJECT NAME: INVERTER & TRANSFORMER EQUIPMENT PAD PLAN AND ELEVATION
 PROJECT ADDRESS: 334692 28th, 11977183 17th, DESERT CENTER, CA 92228

A SCE EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



- NOTES:
1 NONE
- KEYED NOTES:
① NONE

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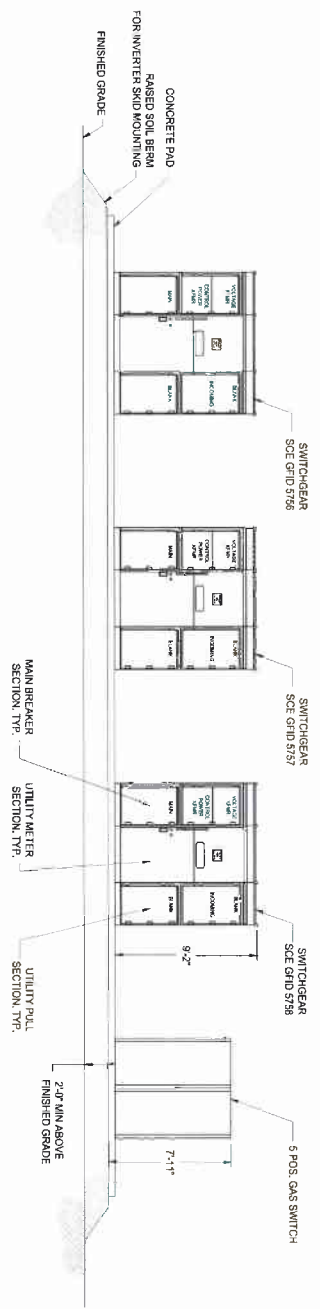
PROJECT: INDIGO RANCH, 115 27183 ZZW
DATE: 9/12/13
PLANNER: L. ROSS

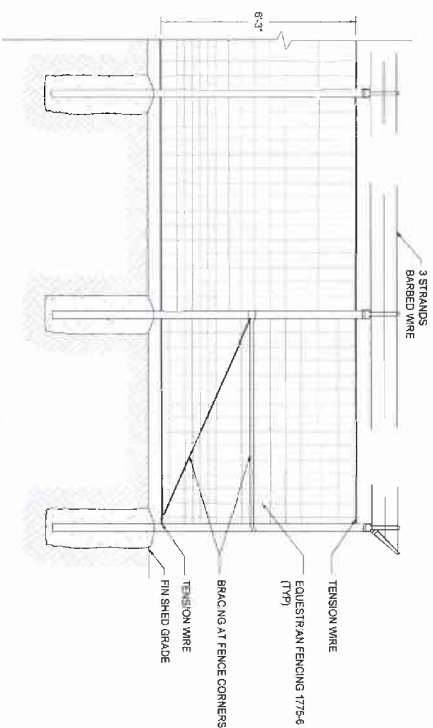
REV. NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/28/13	LR
2	REVISED	09/10/13	LR
3	REVISED	09/10/13	LR

BLUE OAK ENERGY
1560 Diva Avenue, Davis, CA 95618
www.blueoakenergy.com - Phone: 530.747.2228

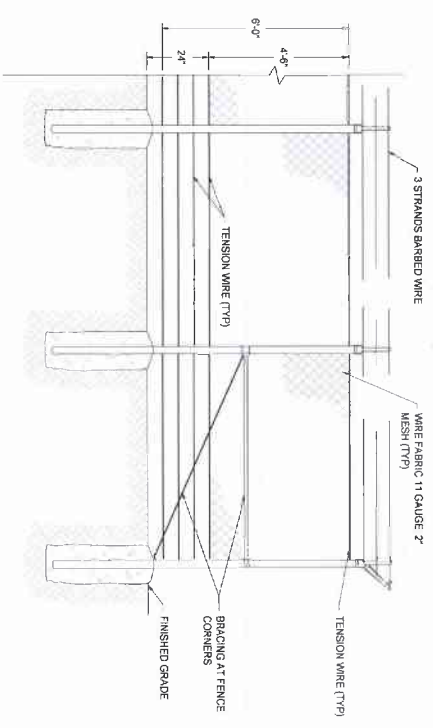
INDIGO RANCH
33462 ZWN, 115 27183 ZZW
DESIGN CENTER, CA 92229
SCE EQUIPMENT PLAN AND ELEVATION
W-403

B SCE EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0"

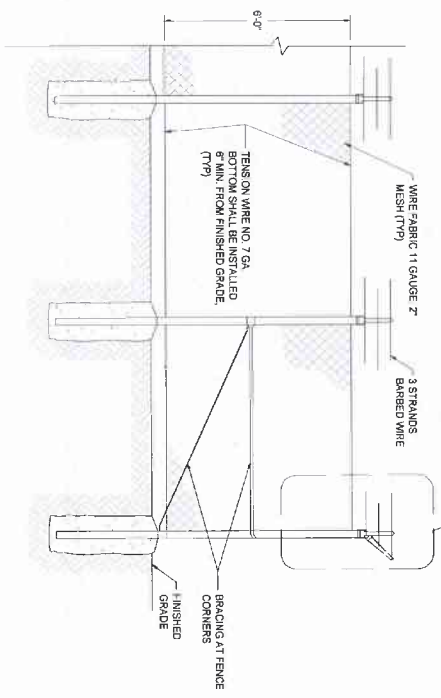
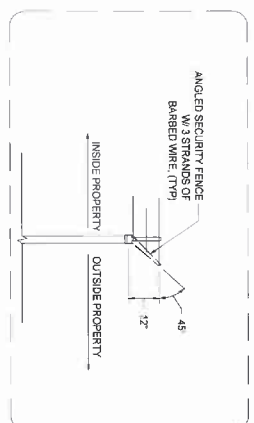




A
 NOTE
 6.3' HIGH EQUESTRIAN FENCING SUPPORTED WITH TENSION WIRE TOP AND BOTTOM (STARTING 6" FROM THE GROUND).
OPTION A - EQUESTRIAN FENCING
NON-RESTRICTING STORM WATER FENCING FOR SOUTH & WEST SIDES
 SCALE 1/2"=1'-0"



B
 NOTE
 TENSION WIRE STRANDS AT THE BOTTOM WITH A MINIMUM OF 6" BETWEEN STRANDS FOR 24" HINGED (STARTING 6" FROM THE GROUND).
OPTION B - CHAIN LINK WITH 24" OF TENSION WIRE BELOW
NON-RESTRICTING STORM WATER FENCING FOR SOUTH & WEST SIDES
 SCALE 1/2"=1'-0"



C
 SCALE 1/2"=1'-0"
CHAIN LINK FENCE DETAIL FOR NORTH & EAST SIDES

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 WIRE BOTTOM WIRE SHALL BE INSTALLED 6" FROM FINISHED GRADE
 4. CLAMPED GATE HINGES SHALL BE WELDED TO PREVENT SETTLEMENT AND SLIPPAGE
 5. THE MAIN SITE ENTRANCE WILL HAVE A MANUALLY OPERATED SWINGING GATE
 6. SEE ELECTRICAL SHEETS FOR REQUIRED SIGNAGE

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BASE COURTESY LAND M
 EXHIBIT 8 (S) sheets 1-4)
 DATE: 9/12/13
 PLANNER: J. ROSS

REV NO.	DATE	DESCRIPTION	BY	CHKD BY
1	08/11/13	PRELIMINARY	JR	JR
2	08/13/13	REVISED FOR SUBMITTAL	JR	JR

DATE: 9/12/13
 TIME: 1:27 PM

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 www.blueoakenergy.com Phone: 530.742.2005

CanadianSolar

INDIGO RANCH
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 DESERT CENTER, CA 92238

S-201