



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPS

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPS



**3.7 SITE PREP**  
A. Excavation and backfill work shall be completed in accordance with the following specifications:  
1. Excavation shall be performed to a depth of 18 inches below the bottom of the foundation to be constructed.  
2. Backfill shall be compacted in 6 inch lifts with a minimum of 95% relative compaction.  
3. Final finish shall be to the original ground level or as indicated on the plans.  
4. Excavation shall be completed within 10 days of the date of the contract.  
5. Excavation shall be completed before the start of concrete placement.  
6. Excavation shall be completed before the start of foundation construction.  
7. Excavation shall be completed before the start of wall construction.  
8. Excavation shall be completed before the start of roof construction.  
9. Excavation shall be completed before the start of floor construction.  
10. Excavation shall be completed before the start of exterior finish construction.  
11. Excavation shall be completed before the start of interior finish construction.  
12. Excavation shall be completed before the start of landscaping construction.  
13. Excavation shall be completed before the start of site work.

**3.8 HYDROLOGICAL ANALYSIS**  
A. Hydrological analysis shall be performed in accordance with the following specifications:  
1. Hydrological analysis shall be performed by a registered professional engineer.  
2. Hydrological analysis shall be based on the latest available data.  
3. Hydrological analysis shall be based on the latest available information.  
4. Hydrological analysis shall be based on the latest available maps.  
5. Hydrological analysis shall be based on the latest available records.  
6. Hydrological analysis shall be based on the latest available studies.  
7. Hydrological analysis shall be based on the latest available reports.  
8. Hydrological analysis shall be based on the latest available documents.  
9. Hydrological analysis shall be based on the latest available data.  
10. Hydrological analysis shall be based on the latest available information.

**3.9 FOUNDATION**  
A. Foundations shall be constructed in accordance with the following specifications:  
1. Foundations shall be constructed on a compacted subgrade.  
2. Foundations shall be constructed on a firm soil.  
3. Foundations shall be constructed on a solid rock.  
4. Foundations shall be constructed on a strong masonry.  
5. Foundations shall be constructed on a concrete.  
6. Foundations shall be constructed on a steel.  
7. Foundations shall be constructed on a wood.  
8. Foundations shall be constructed on a brick.  
9. Foundations shall be constructed on a stone.  
10. Foundations shall be constructed on a brick.

**3.10 CONCRETE**  
A. Concrete shall be placed in accordance with the following specifications:  
1. Concrete shall be placed in a continuous operation.  
2. Concrete shall be placed in a uniform manner.  
3. Concrete shall be placed in a compact manner.  
4. Concrete shall be placed in a smooth manner.  
5. Concrete shall be placed in a finished manner.  
6. Concrete shall be placed in a cured manner.  
7. Concrete shall be placed in a protected manner.  
8. Concrete shall be placed in a sealed manner.  
9. Concrete shall be placed in a finished manner.  
10. Concrete shall be placed in a cured manner.

**3.11 FINISH WORK**  
A. Finish work shall be completed in accordance with the following specifications:  
1. Finish work shall be completed in a continuous operation.  
2. Finish work shall be completed in a uniform manner.  
3. Finish work shall be completed in a compact manner.  
4. Finish work shall be completed in a smooth manner.  
5. Finish work shall be completed in a finished manner.  
6. Finish work shall be completed in a cured manner.  
7. Finish work shall be completed in a protected manner.  
8. Finish work shall be completed in a sealed manner.  
9. Finish work shall be completed in a finished manner.  
10. Finish work shall be completed in a cured manner.

**3.12 MASONRY**  
A. Masonry shall be constructed in accordance with the following specifications:  
1. Masonry shall be constructed in a continuous operation.  
2. Masonry shall be constructed in a uniform manner.  
3. Masonry shall be constructed in a compact manner.  
4. Masonry shall be constructed in a smooth manner.  
5. Masonry shall be constructed in a finished manner.  
6. Masonry shall be constructed in a cured manner.  
7. Masonry shall be constructed in a protected manner.  
8. Masonry shall be constructed in a sealed manner.  
9. Masonry shall be constructed in a finished manner.  
10. Masonry shall be constructed in a cured manner.

**3.13 ROOFING**  
A. Roofing shall be constructed in accordance with the following specifications:  
1. Roofing shall be constructed in a continuous operation.  
2. Roofing shall be constructed in a uniform manner.  
3. Roofing shall be constructed in a compact manner.  
4. Roofing shall be constructed in a smooth manner.  
5. Roofing shall be constructed in a finished manner.  
6. Roofing shall be constructed in a cured manner.  
7. Roofing shall be constructed in a protected manner.  
8. Roofing shall be constructed in a sealed manner.  
9. Roofing shall be constructed in a finished manner.  
10. Roofing shall be constructed in a cured manner.

**3.14 INTERIOR FINISH**  
A. Interior finish shall be completed in accordance with the following specifications:  
1. Interior finish shall be completed in a continuous operation.  
2. Interior finish shall be completed in a uniform manner.  
3. Interior finish shall be completed in a compact manner.  
4. Interior finish shall be completed in a smooth manner.  
5. Interior finish shall be completed in a finished manner.  
6. Interior finish shall be completed in a cured manner.  
7. Interior finish shall be completed in a protected manner.  
8. Interior finish shall be completed in a sealed manner.  
9. Interior finish shall be completed in a finished manner.  
10. Interior finish shall be completed in a cured manner.

**3.15 EXTERIOR FINISH**  
A. Exterior finish shall be completed in accordance with the following specifications:  
1. Exterior finish shall be completed in a continuous operation.  
2. Exterior finish shall be completed in a uniform manner.  
3. Exterior finish shall be completed in a compact manner.  
4. Exterior finish shall be completed in a smooth manner.  
5. Exterior finish shall be completed in a finished manner.  
6. Exterior finish shall be completed in a cured manner.  
7. Exterior finish shall be completed in a protected manner.  
8. Exterior finish shall be completed in a sealed manner.  
9. Exterior finish shall be completed in a finished manner.  
10. Exterior finish shall be completed in a cured manner.

**3.16 MECHANICAL AND ELECTRICAL**  
A. Mechanical and electrical work shall be completed in accordance with the following specifications:  
1. Mechanical and electrical work shall be completed in a continuous operation.  
2. Mechanical and electrical work shall be completed in a uniform manner.  
3. Mechanical and electrical work shall be completed in a compact manner.  
4. Mechanical and electrical work shall be completed in a smooth manner.  
5. Mechanical and electrical work shall be completed in a finished manner.  
6. Mechanical and electrical work shall be completed in a cured manner.  
7. Mechanical and electrical work shall be completed in a protected manner.  
8. Mechanical and electrical work shall be completed in a sealed manner.  
9. Mechanical and electrical work shall be completed in a finished manner.  
10. Mechanical and electrical work shall be completed in a cured manner.

**3.17 PAINTING AND FINISH**  
A. Painting and finish work shall be completed in accordance with the following specifications:  
1. Painting and finish work shall be completed in a continuous operation.  
2. Painting and finish work shall be completed in a uniform manner.  
3. Painting and finish work shall be completed in a compact manner.  
4. Painting and finish work shall be completed in a smooth manner.  
5. Painting and finish work shall be completed in a finished manner.  
6. Painting and finish work shall be completed in a cured manner.  
7. Painting and finish work shall be completed in a protected manner.  
8. Painting and finish work shall be completed in a sealed manner.  
9. Painting and finish work shall be completed in a finished manner.  
10. Painting and finish work shall be completed in a cured manner.

**3.18 LANDSCAPE**  
A. Landscape work shall be completed in accordance with the following specifications:  
1. Landscape work shall be completed in a continuous operation.  
2. Landscape work shall be completed in a uniform manner.  
3. Landscape work shall be completed in a compact manner.  
4. Landscape work shall be completed in a smooth manner.  
5. Landscape work shall be completed in a finished manner.  
6. Landscape work shall be completed in a cured manner.  
7. Landscape work shall be completed in a protected manner.  
8. Landscape work shall be completed in a sealed manner.  
9. Landscape work shall be completed in a finished manner.  
10. Landscape work shall be completed in a cured manner.

**3.19 GENERAL**  
A. General work shall be completed in accordance with the following specifications:  
1. General work shall be completed in a continuous operation.  
2. General work shall be completed in a uniform manner.  
3. General work shall be completed in a compact manner.  
4. General work shall be completed in a smooth manner.  
5. General work shall be completed in a finished manner.  
6. General work shall be completed in a cured manner.  
7. General work shall be completed in a protected manner.  
8. General work shall be completed in a sealed manner.  
9. General work shall be completed in a finished manner.  
10. General work shall be completed in a cured manner.

**NOT FOR CONSTRUCTION**

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CITY OF LOS ANGELES	
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SCALE	
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**3.20 GENERAL NOTES**  
A. General notes shall be completed in accordance with the following specifications:  
1. General notes shall be completed in a continuous operation.  
2. General notes shall be completed in a uniform manner.  
3. General notes shall be completed in a compact manner.  
4. General notes shall be completed in a smooth manner.  
5. General notes shall be completed in a finished manner.  
6. General notes shall be completed in a cured manner.  
7. General notes shall be completed in a protected manner.  
8. General notes shall be completed in a sealed manner.  
9. General notes shall be completed in a finished manner.  
10. General notes shall be completed in a cured manner.

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**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 17, 2014**

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**I. AGENDA ITEM 4.5**

**CHANGE OF ZONE NO. 7813, CONDITIONAL USE PERMIT NO. 3698, PUBLIC USE PERMIT NO. 921, ORDINANCE NO. 664.56, DEVELOPMENT AGREEMENT NO. 80** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Ecos Energy, LLC – Engineer/Representative: Brad Wilson – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 16.43 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R). (Legislative)

**II. PROJECT DESCRIPTION:**

Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D). Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel. Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant (CUP 3698) to the power grid. The power connection leaves the Solar Power Plant site and will be underground through parcels 3 and 2 of Tentative Parcel Map No. 36611, and emerges on the southeast corner of parcel 2, at which time the conduit connects to the utility pad located on parcel 2 which will be owned and operated by Southern California Edison (SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge and connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County. The applicant has also proposed to enter into a Development Agreement (DA No. 80) with the County for the Project consistent with the County's solar power plant program. DA No. 80 has a term of thirty years and will grant the applicant vesting rights to Develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.56 incorporates by reference and adopts DA No. 80 consistent with Government Code Section 65867.5.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org).

- Brad Wilson, applicant, 222 S. 9<sup>th</sup> St., #1600, Minneapolis, MN (612) 460-8605, spoke in favor of the proposed project.
- No one spoke in opposition or a neutral position.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 17, 2014**

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: **Closed**

Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Sloman

A vote of 5-0

**PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE**; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3698**; and

**APPROVAL** of **PUBLIC USE PERMIT NO. 921**; and

**APPROVAL** of **CHANGE OF ZONE NO. 7813**; and,

**INTRODUCTION** and **ADOPTION** on successive weeks of **ORDINANCE NO. 664.56**.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).





*Juan C. Perez*  
*Interim Planning Director*

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## Memorandum

**DATE: September 17, 2014**

**TO: Planning Commission**

**FROM: Larry Ross, Principal Planner**

**RE: 4.5 CUP03698, etc...**

1. Modifications to a Transportation condition in PUP00921 and modifications to a Transportation condition in CUP03698, see attached email to applicant.
2. The draft Development Agreement has been finalized, no changes were made to content of the document that was provided in the PC packet, only the format. A printed a finalized copy is available if desired.

**Ross, Larry**

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**From:** Brad Wilson <brad.wilson@ecosrenewable.com>  
**Sent:** Monday, September 15, 2014 3:41 PM  
**To:** Ross, Larry  
**Subject:** RE: Diamond Valley CUP03698 and PUP00921

Larry, looks good and we can definitely agree to these additions. Thanks!

-Brad

**Brad Wilson**  
(612) 460-8605  
[brad.wilson@ecosrenewable.com](mailto:brad.wilson@ecosrenewable.com)

Ecos Energy | [www.ecosrenewable.com](http://www.ecosrenewable.com)  
222 South 9th Street, #1600  
Minneapolis, MN 55402

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**From:** Ross, Larry [<mailto:LROSS@rctlma.org>]  
**Sent:** Monday, September 15, 2014 3:59 PM  
**To:** Brad Wilson  
**Subject:** Diamond Valley CUP03698 and PUP00921

Brad,

To make sure the project kept moving County Counsel and myself added the following conditions after a brief conversation with the Transportation Director before he left for leave. We discussed it with him this morning and he wanted additional language. The additional language is below. I will be presenting these revised conditions to the PC on Wednesday.

Original condition from PUP00921:

<b>10.TRANS 006</b> GENERAL CONDITIONS	<b>USE - ENCROACHMENT PERMIT</b>	<b>Status:</b> <b>RECOMMND</b>	<b>Conditions:</b> <b>Informational</b>
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An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Original condition from CUP03698:

<b>10.TRANS 006</b> GENERAL CONDITIONS	<b>USE - ENCROACHMENT PERMIT</b>	<b>Status:</b> <b>RECOMMND</b>	<b>Conditions:</b> <b>Informational</b>
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An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

The new condition for PUP00921:

**10.TRANS 006**  
GENERAL CONDITIONS

**USE - ENCROACHMENT PERMIT**

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way. **No encroachment permit shall be issued for the placement of electrical conduit in the County road right away unless the applicant provides written confirmation from Southern California Edison that SCE will use that electrical conduit for the undergrounding of its electrical lines from the project site and all other encroachment permit requirements under RCO No. 499 have been satisfied.**

The new condition for CUP03698:

**10.TRANS 006**  
GENERAL CONDITIONS

**USE - ENCROACHMENT PERMIT**

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way. **No encroachment permit shall be issued for the placement of electrical conduit in the County road right away unless the applicant provides written confirmation from Southern California Edison that SCE will use that electrical conduit for the undergrounding of its electrical lines from the project site and all other encroachment permit requirements under RCO No. 499 have been satisfied.**

Thank you,

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



Brad Wilson  
Ecos Energy, LLC  
222 South 9th Street, Suite 1600  
Minneapolis, MN 55402  
brad.wilson@ecosrenewable.com  
(612) 460-8605

August 15, 2014

Juan C. Perez  
Interim Planning Director  
Riverside County  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
jcperez@rctlma.org  
(951) 955-6740

Re: Building Permit issuance for CUP03698 – Diamond Valley Solar Project

Dear Juan:

Last year, Ecos Energy LLC (“Ecos”) submitted a set of land use applications to Riverside County for our Diamond Valley Solar Project (the “Project”). The applications were CUP03698, PUP00921, PM36611, CZ07813, and DA0080. PM36611 has already been approved, and the other applications are scheduled to be heard by the Planning Commission on September 17, 2014.

The Project will require a Development Agreement, which is expected to be adopted by the Board of Supervisors at their last meeting in October (October 28, 2014). I understand that there is a mandatory 30 day waiting period after adoption of a Development Agreement by the Board of Supervisors before it is formally recorded. However, because of looming utility deadlines, we are interested in beginning construction of the Project as soon as the Development Agreement is approved by the Board of Supervisors on October 28.

We have prepared a comprehensive building permit package for the Project and will be submitting the building permit application this week for concurrent processing with the CUP application. This with the goal that the construction plans will have made it through corrections and plan check before October 28. Assuming that the building permit plan check is complete by October 28, and assuming that the Planning Commission approves our applications on September 17, and assuming that the Board of Supervisors approves the Development Agreement on October 28, Ecos would like to request that we begin construction of the Project directly following that October 28 approval.

In this scenario, Ecos understands and assumes all risk that the Development Agreement could be challenged and possibly overturned during the 30 day period following October 28. Ecos does not believe this is likely, but understands that a risk does exist. If the Development Agreement were disrupted during this 30 day period, Ecos understands that the building permit could not be finalized, and no certificate of occupancy given, and that any construction work or equipment installation performed during those 30 days would have to be undone/removed/uninstalled. Ecos acknowledges that it is our decision to proceed in this fashion and that Riverside County is not liable for such a result.

**Corporate Office**

222 South 9th Street, Suite 1600 • Minneapolis, MN 55402 • Office: (612) 460-8605 • Fax (612) 460-8605





Ecos is choosing to proceed this way because we feel there is low risk that an approved Development Agreement for the Project would be challenged and overturned and because waiting for the 30 day period would introduce extremely challenging construction timeline restrictions.

Please let me know if Ecos can plan to proceed in this fashion, or if there is any other information you need from me before sending the requested approval.

Thanks and Sincerely,

A handwritten signature in black ink, appearing to read "Brad Wilson", written over a faint circular stamp or watermark.

Brad Wilson  
Project Developer – Ecos Energy, LLC

cc: Larry Ross

**Corporate Office**

222 South 9th Street, Suite 1600 • Minneapolis, MN 55402 • Office: (612) 460-8605 • Fax (612) 460-8605

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42716

**Project Case Type (s) and Number(s):** Change of Zone No. 7813, Conditional Use Permit No. 3698, Public Use Permit No. 921, and Development Agreement No. 80

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

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

**Contact Person:** Larry Ross

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

**Applicant's Name:** Brad Wilson

**Applicant's Address:** Ecos Energy, LLC, 222 South 9th Street, Suite 1600, Minneapolis, MN 55402

**Engineer's Name:** Ecos Energy

**Engineer's Address:** 222 South 9th Street, Suite 1600, Minneapolis, MN 55402

### I. PROJECT INFORMATION

#### A. Project Description:

**The Diamond Valley Solar Project is a solar power plant project that it is comprised of the following land use cases:**

##### Change of Zone

Change of Zone No. 7813 proposes to change the existing zoning of the 10 acre project site from Rural Residential (R-R) to Regulated Development Areas (R-D).

##### Conditional Use Permit

Conditional Use Permit No. 3698 proposes the construction and use of a 1.25 MW (AC) Photovoltaic Solar Power Plant on an approximately 10 acre parcel.

##### Public Use Permit

Public Use Permit No. 921 proposes to connect a 1.25 MW Photovoltaic Solar Power Plant(CUP03698) to the power grid. The power connection leaves the Solar Power Plant site and will be undergrounded through parcels 3 and 2 of tentative Parcel Map No. 36611, and emerges on the south-east corner of parcel 2, at which time the conduit connects to utility pad located on parcel 2 which will be owned and operated by Southern California Edison(SCE). From the utility pad located on parcel 2, an underground cable owned and operated by SCE will cross Grand Avenue to emerge to connect to existing power poles on the eastern side of Grand Avenue. The underground conduit to be installed by the applicant will also require an encroachment permit from the County and may also require an easement from the County.

##### Development Agreement

The applicant has proposed entering into a Development Agreement (DA No. 80) with the County for the Project. County staff has reached an agreement with the applicant on the provisions of the development agreement. DA No. 80 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. DA No. 80 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 80 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional



Use Permit No. 3698 is conditioned upon Development Agreement No. 80 being entered into and effective.

Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.56, an Ordinance of the County of Riverside Approving Development Agreement No. 80, incorporates by reference and adopts DA No. 80 consistent with Government Code section 65867.5.

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

**C. Total Project Area:** 10 Gross Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 10	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** a 10 acre portion of 463-040-018

**E. Street References:** Southerly of Grand Ave, easterly Patterson Ave, and the westerly side of Oxbow Drive.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 2 West, Section 27

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is an existing 15.42-acre (gross) parcel. The site is currently flat and open and is being using for pasture/grazing purposes. There is an existing residence at the northwestern corner of the property. The project is located in a rural portion of unincorporated Riverside County. The project site is surrounded on all sides by rural residential development on large lots. Much of the land immediately adjoining the project site is undeveloped. A right-of-way for the Santa Fe railroad is located directly south of the project site. The community of Winchester is located approximately one-half mile west of the project site. Diamond Valley Lake is located approximately 1.5 miles southeast of the site. The nearest school is Winchester Elementary School, located approximately 0.8 mile southwest of the site. The nearest airport, Ryan Field, a public use airport, is approximately 2.7 miles northeast of the project site in the City of Hemet.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The land use designation at the proposed project site is Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum). The proposed project is located within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%. The proposed project meets the requirements of this Policy Area and all other applicable policies.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Harvest Valley/Winchester

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Low Density Residential (1/2 acre minimum)

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

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded to the east, west and south by properties which are designated Community Development: Low Density Residential (1/2 acre minimum), and Rural Community: Estate Density Residential (2 acre minimum). The project site is completely surrounded by the Highway 79 policy area.

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Regulated Development Areas (R-D)

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential – (R-R) to the north, east, and west and Mobile Home Subdivision – Rural 2 ½ acre minimum (R-T-R 2 1/2) to the south.

### **III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

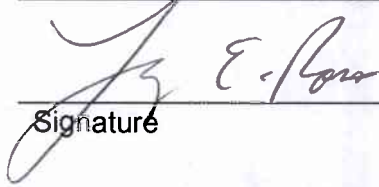
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have



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



Signature

July 25, 2014

Date

Larry Ross, Principal Planner

Printed Name

For Juan C. Perez, Interim Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

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

b) The Harvest Valley/Winchester Area Plan, which encompasses the project site, identifies unique features in the area. Most of the features identified in the area plan are located distant from the project site and would not be affected by project implementation. The nearest such feature is the Diamond Valley Lake, which is located approximately 1.5 miles southeast of the project site. Double Butte is located approximately 1.5 miles northwest of the site.

The project site is located in a topographically flat area characterized by rural development. Development of the project site would not affect views of scenic resources in the project vicinity as Diamond Valley Lake is not visible from locations to the north of the project site and views of Double Butte is not visible from locations to the south of the project site. Therefore, the proposed project will not result in the creation of an aesthetically offensive site open to public view. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) The project site is located 27.22 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A condition of approval has been placed on the project at the prior to building permit issuance stage requiring all lighting must comply with lighting requirements of Riverside County Ordinance No. 655.(COA 80.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project does not include any new lighting. The proposed solar panels would be composed of materials with the potential to produce glare. As discussed in the project description, the solar panels would be mounted at a fixed tilt of 25 degrees in a southward orientation. Land uses directly south of the project site consist of a railroad right-of-way, beyond which lies agricultural land. The nearest road to the south of the project site is Simpson Road, approximately 1,400 feet south of the site boundary. At this distance, glare from the proposed solar panels would not be expected to affect drivers on this road. Therefore, impacts would be less than significant.

b) The project is not anticipated to expose adjacent residential properties to unacceptable light levels, and therefore impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or



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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The entire project site is designated as Farmland of Local Importance on the most recent map prepared by the California Department of Conservation's Farmland Mapping and Monitoring Program. Therefore, the project would convert 15.42 acres of Farmland of Local Importance to nonagricultural use. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be affected by project implementation. Riverside County currently includes 229,877 acres of land designated as Farmland of Local Importance. The loss of 15.42 acres would not substantially reduce the amount of such farmland available in the County. Impacts would be less than significant.

b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: SCAQMD CEQA Air Quality Handbook

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in

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

Source: GIS database, WRCMSHCP, *Habitat Assessment for the ECOS Diamond Valley Project*, conducted by Brian F. Smith & Associates, May 2013

Findings of Fact:

a) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area or Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Therefore, there is no significant impact.

b-c) The habitats within the project site have limited potential to support the following special status species: Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. These species were not observed on-site and the potential for occurrence is low due to the disturbed nature of the project site and vicinity. One special-status wildlife species, western burrowing owl, has the potential to occur on site. Construction related impacts that disturb subsurface burrows would be potentially significant without mitigation. The Environmental Programs Division has condition the project for a burrowing owl survey prior to grading permit issuance to prevent impacts to subsurface burrows. Therefore, the impact is less than significant with mitigation.

Suitable nesting habitat for ground nesting birds is present on the site. Thus, bird species protected under the federal Migratory Bird Treaty Act (MBTA – 16 United State Code Section 703-711) could be adversely affected. The following bird (and raptor) species were observed within the project site during the field survey: Anna's hummingbird (*Calypte anna*), western meadowlark (*Sturnella neglecta*), mourning dove (*Zenaida macroura*), western kingbird (*Tyrannus verticalis*), house finch (*Haemorhous mexicanus*), American crow (*Corvus brachyrhynchos*), turkey vultures (*Cathartes aura*), and red-tailed hawk (*Buteo jamaicensis*). No nests were observed on site; however, nesting birds could be impacted if ground disturbing activities occur during the nesting season, which is typically February 15 through September 15. The proposed project could result in potentially significant impacts unless mitigation is incorporated. The Environmental Programs Division has condition the project for a nesting bird survey prior to grading permit issuance to prevent impacts to nesting birds. Therefore, the impact is less than significant with mitigation.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project site has been disturbed during prior agricultural activity and does not contain any sensitive natural communities (Brian F. Smith & Associates, 2013). Based on a review of maps and site surveys, the project site does not contain any riparian vegetation or protected wetland areas. Because such resources are not present on the project site, **no impact** to these resources is expected to result from project implementation. Therefore, there is no significant impact.

g) The project site does not contain any trees; therefore, implementation would not conflict with County policies regarding tree preservation. The project site is located within the Western Riverside MSHCP, but is not located within the MSHCP Conservation Area (Brian F. Smith & Associates 2013). Therefore, there is no significant impact.

Mitigation: A burrowing owl survey will be required prior to grading permit issuance (COA 60.EPD.1) and nesting bird survey is required prior to grading permit issuance (COA 60.EPD.2)

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

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, PDA No. 4851R1

Findings of Fact:

a-b) The project site has been previously graded and farmed. The project does not propose the demolishing of historic structures. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying historic resources is less than significant. PDA No. 4851R1 concluded that no prehistoric or historic sites are present within the boundaries of the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, PDA 4851



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) County Archaeological Report (PDA) No. 4851 submitted for this project (CZ07813, CUP03698, PUP00921, PM36611a.1) was prepared by Jennifer R. Kraft and Brian F. Smith of Brian F. Smith and Associates, Inc. and is entitled: "Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside", dated April 28, 2014.

PDA No. 4851R1 recommends that based on the moderate density of cultural resources surrounding the project, there is a potential that buried archaeological deposits are present within the project boundaries. Cultural resource monitoring is recommended as a mitigation requirement. (COA 60.PLANNING 019) Therefore, the project is less than significant with mitigation incorporated.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: An Archeological Monitor shall be present during grading activities (COA 60.PLANNING 02).

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

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a high potential for paleontological resources. A Paleontologist shall be retained to develop a plan to monitor any ground disturbing activities. (COA 60.PLANNING.1) Therefore, the project is less than significant with mitigation incorporated.

Mitigation: A Paleontologist shall be retained to develop a plan to monitor any ground disturbing activities. (COA 60.PLANNING.1).

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

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, no potential for liquefaction exists for the site. Therefore, there is no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

The subject property is relatively flat and therefore not subject to landslide risk. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**15. Ground Subsidence**

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

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

Findings of Fact:

a) According to GIS Database, the site not located in a subsidence area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is relatively flat with a gentle slope towards the west. No change in topography or cut/fill slopes are proposed. Therefore, there are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

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

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

c) The project will not have septic or sewer systems, therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The proposed project would operate unsupervised, and would require an estimated three site visits per month for equipment and landscape maintenance. These trips would not generate substantial operational GHG emissions, and thus operational impacts would be less than significant.

Construction activities would generate GHG emissions from fuel combustion associated with heavy construction equipment operation. Project-related construction emissions are confined to a relatively short period of time (approximately 3 months) relative to the overall life of the proposed project. Therefore, construction-related GHG emissions were amortized over a 30-year period to determine annual construction-related GHG emissions over the life of the project. As shown in Table 1, the combined annual GHG emissions associated with the proposed project would be 5.3 metric tons. This is less than the proposed SCAQMD threshold of 3,000 metric tons per year; therefore, impacts would be less than significant.

**Table 1  
Estimated Emissions of Greenhouse Gases**



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

Emission Source	Annual Emissions (metric tons CO2E)
Construction (amortized over 30 years)	5.3

Sources: Emissions reported are from CalEEMod mitigated construction and operational data. See Appendix A for calculations.

b) The proposed project consists of constructing a solar energy generation facility and associated infrastructure. The project does not include residential, commercial, or industrial development that would generate ongoing operational GHG emissions. The development of solar energy facilities supports efforts to reduce GHG emissions statewide by reducing dependency on GHG-producing energy sources such as natural gas and coal. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

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

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

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

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

Source: Project Application Materials

Findings of Fact:

a-b, d) The proposed project would not require the use or storage of hazardous materials during construction or operation. The project consists of solar energy generating facility and associated infrastructure improvements, and does not include manufacturing or other activities that would involve the routine use, handling, storage, or transport of hazardous materials. The school nearest to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site is Winchester Elementary School, located approximately 0.8 mile to the southwest. No impact would occur.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.

e) Based on a review of available databases listing known hazard sites (Geotracker [geotracker.waterboards.ca.gov/](http://geotracker.waterboards.ca.gov/) and Envirostor [dtsc.ca.gov/database](http://dtsc.ca.gov/database)) there is no evidence of a hazardous environmental condition on the project site. The proposed project does not involve residential or commercial development and upon completion of project construction, the site would be unoccupied. Personnel would visit 2-3 times per month to perform maintenance and landscaping work. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) The project is not located within a hazardous fire area. The Fire Department has issued typical conditions of approval that are required by the building code. These conditions are not considered mitigation measures for CEQA purposes. The project site and surrounding properties are agricultural lands or large lot residential. There are no wildlands in the vicinity of the project. Therefore the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Insurance Rate Map or other flood hazard delineation map?</b>				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Conditional Use Permit 03698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility on an approximately 10-acre site. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. Parcel Map 36611, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

As stated in the Flood Hazard Report for PM 36611, the site is subject to sheet flow flooding and the finished floor of all structures shall be elevated 18-inches above the highest adjacent ground. The bottom of the solar panels shall also have an 18-inch clearance above the adjacent ground. The fencing is set back from the property line and should not result in blocking flows or any ponding onto the adjacent properties. However, a storm of unusual magnitude could cause some damage. Chain link, agricultural or wrought iron is acceptable fencing. No solid block or masonry walls shall be allowed.

A Condition of Approval for PM 36611 requires the southerly 54.50-foot of the site be dedicated to the public for the future construction of Line C of the Winchester Master Drainage Plan. No permanent structures, utilities or underground storage tanks shall be permitted within this dedicated area.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. A flood mitigation fee will be assessed for this project and is payable prior to the issuance of any grading or building permits.

a) The proposed project will 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. Therefore, there will be a less than significant impact.

b) The project will not violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.

c) The project will be served by piped water and will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no 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 approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will include new stormwater Treatment Control Best Management Practices (BMPs), there are two stormwater infiltration basins proposed, one the south side of Oxbow drive and the second across the southern portion of the site running parallel to the railroad right of way. The operation of which will not result in significant environmental effects due to the size and depth of these BMPs. The BMPs are mitigation, and therefore the impact is less than significant with mitigation.

**Mitigation:** The project has been conditioned for both drainage easements and stormwater BMPs.

**Monitoring:** Mitigation monitoring will occur through the 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"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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**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:**

Conditional Use Permit 03698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility on an approximately 10-acre site. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent to the AT&SF Railroad right of way. Parcel Map 36611, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

As stated in the Flood Hazard Report for PM 36611, the site is subject to sheet flow flooding and the finished floor of all structures shall be elevated 18-inches above the highest adjacent ground. The bottom of the solar panels shall also have an 18-inch clearance above the adjacent ground. The fencing is set back from the property line and should not result in blocking flows or any ponding onto the adjacent properties. However, a storm of unusual magnitude could cause some damage. Chain link, agricultural or wrought iron is acceptable fencing. No solid block or masonry walls shall be allowed.

A Condition of Approval for PM 36611 requires the southerly 54.50-foot of the site be dedicated to the public for the future construction of Line C of the Winchester Master Drainage Plan. No permanent structures, utilities or underground storage tanks shall be permitted within this dedicated area.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. A flood mitigation fee will be assessed for this project and is payable prior to the issuance of any grading or building permits.

- a) 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. The project will have no significant impact.
- b) There will be changes in absorption rates and the rate and amount of surface runoff as a result of the project on site, but with the storm water BMPs there will be a net reduction of surface runoff in most years, and a continuation of the existing condition in a year of heavy rainfall. The BMPs are mitigation, and therefore the impact is less than significant with mitigation.
- c) The project will not 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). The project will have no significant impact.
- d) The project will not cause changes in the amount of surface water in any water body. The project will have no significant impact.

**Mitigation:** The project has been conditioned for both drainage easements and stormwater BMPs.

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 will provide electrical power in support of the existing and future residential uses in the area. A less than significant impact is anticipated.

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 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 proposed project is currently zoned Rural Residential (R-R). The project is proposing a change of zone to Regulated Development Areas (R-D), which is compatible with the site's current General Plan designation Low Density Residential (LDR) in the Community Development Foundation. The R-D zone has Solar Power Plant as a listed as a permissible use with a Conditional Use Permit. As that the project will have a zone that allows the use after the approval of the zone change, no significant impact is anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The site is surrounded by land which is zoned Rural Residential (R-R) to the north, east, and west and Mobile Home Subdivision – Rural 2 ½ acre minimum (R-T-R-2 1/2) to the south. All of which are residential zones, which the R-D zone is a residential zone with additional permissible uses added to support residential uses. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) Vacant land and single family residences exist within the vicinity of the project. The project site will be surrounded by landscaping and will have no activity occurring within or without the project site, thus giving the appearance consistent with residential character of the site. The intent of the project is to provide local electrical power, and as such will be used to service the existing residents in the area. No significant impact is anticipated.

d) The project is in the Community Development Foundation Component of the Riverside County General Plan and has a General Plan Designation of Low Density Residential (LDR). The LDR designation is consistent with the proposed R-D zoning classification. The proposed project is also located within the Highway 79 Policy area which requires a maximum density of midpoint of the existing designation minus 9%, as that the CUP is not proposing any units; there is no conflict with this policy. The proposed project is consistent with the land use policy of the General Plan in the Harvest Valley/Winchester Area Plan.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**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"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 is an unmanned electric generation facility. The project will have no impact.

b) The project is an unmanned electric generation facility. The project will have no impact.



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.

**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 is an unmanned electric generation facility. The project will have no 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 is an unmanned electric generation facility. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

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?

b) A substantial temporary or periodic increase in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ambient noise levels in the project vicinity above levels existing without the project?				
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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on one of the parcels, no displacement of existing housing will occur.
- b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.
- d) The site is not located in a County Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in the area.

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.33) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.33) 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**

Source: Murrieta Valley 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 Hemet 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.22) 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.33) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: 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.

**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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.

c) The project site is not located within a C.S.A. The project is within the Valley Wide Recreation and Park District. The project is an industrial energy generation facility and therefore not subject to Quimby fees. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: Tentative Parcel Map No.36611 has been conditioned to have a trail. (COA 10.PARKS.1) The trail shall comply with transportation standard No. 405 which provides a 26 foot parkway and within that parkway a 10 foot multipurpose trail. This is part of a dedication of right of way to the Transportation department that Tentative Parcel Map No.36611 was conditioned for. CUP03698 does not have any actual frontage on Grand Ave and as a result will not have a direct impact on the trail. Therefore the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety

<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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of such facilities?

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: Tentative Parcel Map No.36611 has been conditioned to have a trail. (COA 10.PARKS.1) The trail shall comply with transportation standard No. 405 which provides a 26 foot parkway and within that parkway a 10 foot multipurpose trail. This is part of a dedication of right of way to the Transportation department that Tentative Parcel Map No.36611 was conditioned for.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CUP03698 does not have any actual frontage on Grand Ave and as a result will not have a direct impact on the trail. Therefore the impact is less than significant.

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) The frontage of Grand Avenue will be served by the Eastern Municipal Water District (EMWD) with water. The Riverside County Department of Environmental Health has reviewed this project. 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. The project does have landscaping and will require water, but not treated water. The applicant will either connect to the water on Grand Avenue or dig a well on site. The estimated cost of putting in a well is less than connecting to the water on Grand Avenue and is likely the preferred option for the applicant. The impact is less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. The impact is less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<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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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project is an unmanned solar electricity generation facility, the project proposes no wastewater systems. Therefore, the project will have no 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:

The project site is unmanned and is not anticipated to generate any waste beyond construction and decommissioning. The Riverside County Waste Management Department has reviewed the project and condition the project for compliance for construction wastes and compliance for the decommissioning of the project site once the use has completed its life.

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).

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?



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

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

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?

Source: Staff review

Findings of Fact:

a-b) The proposed project will not 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 animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or

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

Source: Staff review, Project Application Materials

Findings of Fact: 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?

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

## 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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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## **Appendix A**

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*CalEEMod Air Quality and Greenhouse Gas Emissions Model Results*

**Ecos Solar**  
**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Industrial	1.00	User Defined Unit	7.88	0.00	0

**1.2 Other Project Characteristics**

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2014

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Acreage
- Construction Phase - Adjustments to schedule
- Off-road Equipment - Adjusted equipment
- Off-road Equipment - Adjusted equipment
- Trips and VMT - \*

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	NumDays	230.00	30.00
tblConstructionPhase	NumDays	20.00	1.00

tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	10.00	1.00
tblConstructionPhase	PhaseEndDate	3/30/2015	10/3/2015
tblConstructionPhase	PhaseEndDate	3/26/2015	3/28/2015
tblConstructionPhase	PhaseEndDate	1/30/2015	2/12/2015
tblConstructionPhase	PhaseEndDate	2/12/2015	2/14/2015
tblConstructionPhase	PhaseEndDate	2/16/2015	1/29/2015
tblConstructionPhase	PhaseStartDate	3/29/2015	10/1/2015
tblConstructionPhase	PhaseStartDate	2/13/2015	2/15/2015
tblConstructionPhase	PhaseStartDate	1/30/2015	2/12/2015
tblConstructionPhase	PhaseStartDate	1/2/2015	1/4/2015
tblConstructionPhase	PhaseStartDate	2/15/2015	1/29/2015
tblGrading	AcresOfGrading	0.50	10.00
tblLandUse	LotAcreage	0.00	7.88
tblOffRoadEquipment	HorsePower	400.00	130.00
tblOffRoadEquipment	HorsePower	171.00	46.00
tblOffRoadEquipment	LoadFactor	0.38	0.36
tblOffRoadEquipment	LoadFactor	0.42	0.45
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblTripsAndVMT	WorkerTripNumber	20.00	15.00
tblTripsAndVMT	WorkerTripNumber	0.00	15.00



**2.0 Emissions Summary**

**2.1 Overall Construction  
Unmitigated Construction**

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2015	0.1240	1.2142	0.7829	1.1500e-003	0.0226	0.0634	0.0860	8.5800e-003	0.0586	0.0671	0.0000	107.9357	107.9357	0.0309	0.0000	108.5847
<b>Total</b>	<b>0.1240</b>	<b>1.2142</b>	<b>0.7829</b>	<b>1.1500e-003</b>	<b>0.0226</b>	<b>0.0634</b>	<b>0.0860</b>	<b>8.5800e-003</b>	<b>0.0586</b>	<b>0.0671</b>	<b>0.0000</b>	<b>107.9357</b>	<b>107.9357</b>	<b>0.0309</b>	<b>0.0000</b>	<b>108.5847</b>

**Mitigated Construction**

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2015	0.1240	1.2142	0.7829	1.1500e-003	0.0226	0.0634	0.0860	8.5800e-003	0.0586	0.0671	0.0000	107.9355	107.9355	0.0309	0.0000	108.5846
<b>Total</b>	<b>0.1240</b>	<b>1.2142</b>	<b>0.7829</b>	<b>1.1500e-003</b>	<b>0.0226</b>	<b>0.0634</b>	<b>0.0860</b>	<b>8.5800e-003</b>	<b>0.0586</b>	<b>0.0671</b>	<b>0.0000</b>	<b>107.9355</b>	<b>107.9355</b>	<b>0.0309</b>	<b>0.0000</b>	<b>108.5846</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**2.2 Overall Operational**

**Unmitigated Operational**

Category	tons/yr																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Area	0.0000	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	0.0000	3.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste																	
Water																	
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>3.0000e-005</b>

**2.2 Overall Operational  
Mitigated Operational**

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Area	0.0000	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste																
Water																
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>3.0000e-005</b>

Percent Reduction	Construction Phase											Construction Detail				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**



Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/1/2015	5	1	
2	Paving	Paving	1/4/2015	2/14/2015	5	30	
3	Site Preparation	Site Preparation	1/29/2015	1/29/2015	5	1	
4	Grading	Grading	2/12/2015	2/12/2015	5	1	
5	Building Construction	Building Construction	2/15/2015	3/28/2015	5	30	
6	Architectural Coating	Architectural Coating	10/1/2015	10/3/2015	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Paving	Off-Highway Trucks	2	8.00	130	0.36
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Rubber Tired Dozers	1	8.00	255	0.40
Paving	Trenchers	1	8.00	80	0.50
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	0	7.00	226	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Off-Highway Trucks	2	8.00	400	0.38
Building Construction	Other Construction Equipment	1	8.00	46	0.45
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2015**

**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	2.2500e-003	0.0242	0.0180	2.0000e-005	1.2300e-003	1.2300e-003	1.2300e-003	1.1400e-003	1.1400e-003	1.1400e-003	0.0000	1.8721	1.8721	5.1000e-004	0.0000	1.8827
<b>Total</b>	<b>2.2500e-003</b>	<b>0.0242</b>	<b>0.0180</b>	<b>2.0000e-005</b>	<b>1.2300e-003</b>	<b>1.2300e-003</b>	<b>1.2300e-003</b>	<b>1.1400e-003</b>	<b>1.1400e-003</b>	<b>1.1400e-003</b>	<b>0.0000</b>	<b>1.8721</b>	<b>1.8721</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.8827</b>



**3.2 Demolition - 2015**

**Unmitigated Construction Off-Site**

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727
<b>Total</b>	<b>3.0000e-005</b>	<b>4.0000e-005</b>	<b>4.2000e-004</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0726</b>	<b>0.0726</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0727</b>

**Mitigated Construction On-Site**

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	2.2500e-003	0.0242	0.0180	2.0000e-005	1.2300e-003	1.2300e-003	1.2300e-003	1.1400e-003	1.1400e-003	1.1400e-003	0.0000	1.8721	1.8721	5.1000e-004	0.0000	1.8827
<b>Total</b>	<b>2.2500e-003</b>	<b>0.0242</b>	<b>0.0180</b>	<b>2.0000e-005</b>	<b>1.2300e-003</b>	<b>1.2300e-003</b>	<b>1.2300e-003</b>	<b>1.1400e-003</b>	<b>1.1400e-003</b>	<b>1.1400e-003</b>	<b>0.0000</b>	<b>1.8721</b>	<b>1.8721</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.8827</b>

**3.2 Demolition - 2015**

**Mitigated Construction Off-Site**

Category	tons/yr										MT/yr						
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0000	0.0727
<b>Total</b>	<b>3.0000e-005</b>	<b>4.0000e-005</b>	<b>4.2000e-004</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0726</b>	<b>0.0726</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0727</b>

**3.3 Paving - 2015**

**Unmitigated Construction On-Site**

Category	tons/yr										MT/yr						
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	0.0628	0.6685	0.4443	5.3000e-004	0.0367	0.0367	0.0367	0.0337	0.0337	0.0337	0.0000	50.7315	50.7315	0.0152	0.0000	0.0000	51.0496
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0628</b>	<b>0.6685</b>	<b>0.4443</b>	<b>5.3000e-004</b>	<b>0.0367</b>	<b>0.0367</b>	<b>0.0367</b>	<b>0.0337</b>	<b>0.0337</b>	<b>0.0337</b>	<b>0.0000</b>	<b>50.7315</b>	<b>50.7315</b>	<b>0.0152</b>	<b>0.0000</b>	<b>0.0000</b>	<b>51.0496</b>

**3.3 Paving - 2015**

**Unmitigated Construction Off-Site**

Category	tons/yr										MT/yr					CO2e
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
<b>Total</b>	<b>8.6000e-004</b>	<b>1.2600e-003</b>	<b>0.0127</b>	<b>3.0000e-005</b>	<b>2.4700e-003</b>	<b>2.0000e-005</b>	<b>2.4900e-003</b>	<b>6.6000e-004</b>	<b>2.0000e-005</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>2.1775</b>	<b>2.1775</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>2.1797</b>

**Mitigated Construction On-Site**

Category	tons/yr										MT/yr					CO2e
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Off-Road	0.0628	0.6685	0.4443	5.3000e-004	0.0367	0.0367	0.0367	0.0337	0.0337	0.0337	0.0000	50.7315	50.7315	0.0152	0.0000	51.0495
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0628</b>	<b>0.6685</b>	<b>0.4443</b>	<b>5.3000e-004</b>	<b>0.0367</b>	<b>0.0367</b>	<b>0.0367</b>	<b>0.0337</b>	<b>0.0337</b>	<b>0.0337</b>	<b>0.0000</b>	<b>50.7315</b>	<b>50.7315</b>	<b>0.0152</b>	<b>0.0000</b>	<b>51.0495</b>



**3.3 Paving - 2015**  
**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
<b>Total</b>	<b>8.6000e-004</b>	<b>1.2600e-003</b>	<b>0.0127</b>	<b>3.0000e-005</b>	<b>2.4700e-003</b>	<b>2.0000e-005</b>	<b>2.4900e-003</b>	<b>6.6000e-004</b>	<b>2.0000e-005</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>2.1775</b>	<b>2.1775</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>2.1797</b>

**3.4 Site Preparation - 2015**  
**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
Fugitive Dust					9.0300e-003	0.0000	9.0300e-003	4.9700e-003	0.0000	4.9700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6300e-003	0.0284	0.0213	2.0000e-005	1.5400e-003	1.5400e-003	1.5400e-003	1.4200e-003	1.4200e-003	1.4200e-003	0.0000	1.8651	1.8651	5.6000e-004	0.0000	1.8768
<b>Total</b>	<b>2.6300e-003</b>	<b>0.0284</b>	<b>0.0213</b>	<b>2.0000e-005</b>	<b>9.0300e-003</b>	<b>1.5400e-003</b>	<b>0.0106</b>	<b>4.9700e-003</b>	<b>1.4200e-003</b>	<b>6.3900e-003</b>	<b>0.0000</b>	<b>1.8651</b>	<b>1.8651</b>	<b>5.6000e-004</b>	<b>0.0000</b>	<b>1.8768</b>

**3.4 Site Preparation - 2015**  
**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	5.0000e-005	5.1000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872
<b>Total</b>	<b>3.0000e-005</b>	<b>5.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.0871</b>	<b>0.0871</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0872</b>
MT/yr																

**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					9.0300e-003	0.0000	9.0300e-003	4.9700e-003	0.0000	4.9700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6300e-003	0.0284	0.0213	2.0000e-005	1.5400e-003	1.5400e-003	1.5400e-003	1.4200e-003	1.4200e-003	1.4200e-003	0.0000	1.8651	1.8651	5.6000e-004	0.0000	1.8768
<b>Total</b>	<b>2.6300e-003</b>	<b>0.0284</b>	<b>0.0213</b>	<b>2.0000e-005</b>	<b>9.0300e-003</b>	<b>1.5400e-003</b>	<b>0.0106</b>	<b>4.9700e-003</b>	<b>1.4200e-003</b>	<b>6.3900e-003</b>	<b>0.0000</b>	<b>1.8651</b>	<b>1.8651</b>	<b>5.6000e-004</b>	<b>0.0000</b>	<b>1.8768</b>
MT/yr																

**3.4 Site Preparation - 2015**  
**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e		
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	5.0000e-005	5.1000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872	0.0872
<b>Total</b>	<b>3.0000e-005</b>	<b>5.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.0871</b>	<b>0.0871</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0872</b>	<b>0.0872</b>

**3.5 Grading - 2015**  
**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e		
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O	
Fugitive Dust					8.3100e-003	0.0000	8.3100e-003	2.2300e-003	0.0000	2.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0202	0.0133	1.0000e-005	1.1600e-003	1.1600e-003	1.1600e-003	1.0700e-003	0.0000	1.0700e-003	0.0000	1.4193	1.4193	4.2000e-004	0.0000	1.4282	1.4282
<b>Total</b>	<b>1.9200e-003</b>	<b>0.0202</b>	<b>0.0133</b>	<b>1.0000e-005</b>	<b>8.3100e-003</b>	<b>1.1600e-003</b>	<b>9.4700e-003</b>	<b>3.3000e-003</b>	<b>0.0000</b>	<b>3.3000e-003</b>	<b>0.0000</b>	<b>1.4193</b>	<b>1.4193</b>	<b>4.2000e-004</b>	<b>0.0000</b>	<b>1.4282</b>	<b>1.4282</b>



**3.5 Grading - 2015**

**Unmitigated Construction Off-Site**

Category	tons/yr											MT/yr					CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727	
<b>Total</b>	<b>3.0000e-005</b>	<b>4.0000e-005</b>	<b>4.2000e-004</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0726</b>	<b>0.0726</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0727</b>	

**Mitigated Construction On-Site**

Category	tons/yr											MT/yr					CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O		
Fugitive Dust					8.3100e-003	0.0000	8.3100e-003	2.2300e-003	0.0000	2.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	1.9200e-003	0.0202	0.0133	1.0000e-005	1.1600e-003	1.1600e-003	1.1600e-003	1.0700e-003	0.0000	1.0700e-003	0.0000	1.4193	1.4193	4.2000e-004	0.0000	1.4282	
<b>Total</b>	<b>1.9200e-003</b>	<b>0.0202</b>	<b>0.0133</b>	<b>1.0000e-005</b>	<b>8.3100e-003</b>	<b>1.1600e-003</b>	<b>9.4700e-003</b>	<b>2.2300e-003</b>	<b>0.0000</b>	<b>3.3000e-003</b>	<b>0.0000</b>	<b>1.4193</b>	<b>1.4193</b>	<b>4.2000e-004</b>	<b>0.0000</b>	<b>1.4282</b>	

### 3.5 Grading - 2015

#### Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2 <sup>1</sup>	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	4.2000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0726	0.0726	0.0000	0.0000	0.0727
<b>Total</b>	<b>3.0000e-005</b>	<b>4.0000e-005</b>	<b>4.2000e-004</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0726</b>	<b>0.0726</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0727</b>

### 3.6 Building Construction - 2015

#### Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0522	0.4677	0.2572	5.0000e-004		0.0226	0.0226	0.0209	0.0209	0.0209	0.0000	47.2052	47.2052	0.0140	0.0000	47.4996
<b>Total</b>	<b>0.0522</b>	<b>0.4677</b>	<b>0.2572</b>	<b>5.0000e-004</b>		<b>0.0226</b>	<b>0.0226</b>	<b>0.0209</b>	<b>0.0209</b>	<b>0.0209</b>	<b>0.0000</b>	<b>47.2052</b>	<b>47.2052</b>	<b>0.0140</b>	<b>0.0000</b>	<b>47.4996</b>

**3.6 Building Construction - 2015**  
**Unmitigated Construction Off-Site**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
<b>Total</b>	<b>8.6000e-004</b>	<b>1.2600e-003</b>	<b>0.0127</b>	<b>3.0000e-005</b>	<b>2.4700e-003</b>	<b>2.0000e-005</b>	<b>2.4900e-003</b>	<b>6.6000e-004</b>	<b>2.0000e-005</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>2.1775</b>	<b>2.1775</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>2.1797</b>

**Mitigated Construction On-Site**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0522	0.4677	0.2572	5.0000e-004	0.0226	0.0226	0.0226	0.0209	0.0209	0.0209	0.0000	47.2052	47.2052	0.0140	0.0000	47.4995
<b>Total</b>	<b>0.0522</b>	<b>0.4677</b>	<b>0.2572</b>	<b>5.0000e-004</b>	<b>0.0226</b>	<b>0.0226</b>	<b>0.0226</b>	<b>0.0209</b>	<b>0.0209</b>	<b>0.0209</b>	<b>0.0000</b>	<b>47.2052</b>	<b>47.2052</b>	<b>0.0140</b>	<b>0.0000</b>	<b>47.4995</b>



**3.6 Building Construction - 2015**  
**Mitigated Construction Off-Site**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.6000e-004	1.2600e-003	0.0127	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.1775	2.1775	1.1000e-004	0.0000	2.1797
<b>Total</b>	<b>8.6000e-004</b>	<b>1.2600e-003</b>	<b>0.0127</b>	<b>3.0000e-005</b>	<b>2.4700e-003</b>	<b>2.0000e-005</b>	<b>2.4900e-003</b>	<b>6.6000e-004</b>	<b>2.0000e-005</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>2.1775</b>	<b>2.1775</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>2.1797</b>

**3.7 Architectural Coating - 2015**  
**Unmitigated Construction On-Site**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-004	2.5700e-003	1.9000e-003	0.0000	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	0.0000	0.2553	0.2553	3.0000e-005	0.0000	0.2560
<b>Total</b>	<b>4.1000e-004</b>	<b>2.5700e-003</b>	<b>1.9000e-003</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>0.2553</b>	<b>0.2553</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.2560</b>

**3.7 Architectural Coating - 2015**  
**Unmitigated Construction Off-Site**

Category	tons/yr										MT/yr					CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction On-Site**

Category	tons/yr										MT/yr					CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-004	2.5700e-003	1.9000e-003	0.0000	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	0.0000	0.2553	0.2553	3.0000e-005	0.0000	0.2560
<b>Total</b>	<b>4.1000e-004</b>	<b>2.5700e-003</b>	<b>1.9000e-003</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>0.2553</b>	<b>0.2553</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.2560</b>

**3.7 Architectural Coating - 2015  
Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>
MT/yr																

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
MT/yr																



**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
User Defined Industrial	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

Land Use	Miles						Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-C	H-O or C-NW	Primary	Diverted	Pass-by	Primary	Diverted	Pass-by
User Defined Industrial	16.60	8.40	6.90	6.90	0.00	0.00	0.00	0.00	0	0	0	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.466361	0.070248	0.175019	0.170752	0.044803	0.007511	0.012464	0.040207	0.001012	0.001075	0.006379	0.000925	0.003245

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**







### 5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	0.0000	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	0.0000	3.0000e-005
Unmitigated	0.0000	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	0.0000	3.0000e-005

**6.2 Area by SubCategory**

**Unmitigated**

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0000					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>3.0000e-005</b>

**Mitigated**

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0000					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>3.0000e-005</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Category	MT/Yr			
	Total CO2	CH4	N2O	CO2e
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/Yr			
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000



**7.2 Water by Land Use**

**Mitigated**

Land Use	Mgal	MT/yr			
		Total CO2	CH4	N2O	CO2e
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**Category/Year**

Category/Year	MT/yr			
	Total CO2	CH4	N2O	CO2e
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**8.2 Waste by Land Use**

**Unmitigated**

Land Use	Waste Disposed tons	MT/yr			
		Total CO2	CH4	N2O	CO2e
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

Land Use	Waste Disposed tons	MT/yr			
		Total CO2	CH4	N2O	CO2e
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for construction and use of a 1.25 MW (AC) Solar Photovoltaic Electricity Generation Facility on an approximately 10 acre parcel.

The Photovoltaic panels will be on a ground-mounted fixed-tilt racking system. The PV panels will be installed approximately four feet off the ground and have tilt height of approximately 7 feet.

A single equipment skid will be installed in a central location in the solar power plant to house the electrical equipment for the Project including the inverters, transformer, protection equipment, and monitoring/communications equipment.

The Project is commonly referred to as the Diamond Valley Solar Project and includes the following associated cases: Public Use Permit No. 921, Change of Zone No. 7813, and Development Agreement No 80.

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. 3698 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3698, Exhibit A, dated 8-7-14.

APPROVED EXHIBIT L= Conditional Use Permit No. 3698, Exhibit L, pages 1-10, dated 8-7-14.

The words or any combination thereof identified in the following list that appear in the attached conditions of Conditional Use Permit No. 3698 shall be considered equivalent and are identified as follows:

Applicant/Permitee, Permit Holder/Permitee, 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.

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

The use approved under Conditional Use Permit No. 3698 shall not be effective until Development Agreement No. 80

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT (cont.) RECOMMND

is effective. All use of Conditional Use Permit No. 3698 shall be done in strict compliance with the provisions of Development Agreement No. 80 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 clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a



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10. GENERAL CONDITIONS

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

RECOMMND

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. 8                   USE - DUST CONTROL                   RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLANCK                   RECOMMND

Where Riverside County has jurisdiction, the applicant shall obtain all required building permits from the Building Department.

CODE/ORDINANCE REQUIREMENTS:

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.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

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

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.)

RECOMMND

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, structure, or equipment. In residential applications, each separate structure will require a separate building permit

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

A noise study is not required based upon the submitted diagram, zoning and the proposed solar facility. However, this facility shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturer's standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest to the project site.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all



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10. GENERAL CONDITIONS

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

project construction.

For any questions, please contact the Office of Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination or the presence of naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Environmental Cleanups Programs at (951)955-8982 for further information.

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the 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.

10.FIRE. 2 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be manual or automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03698 is a proposal to construct an unmanned solar photovoltaic electricity generation facility on an approximately 10-acre site. The site is located in the Winchester area on the south side of Grand Avenue east of Patterson Avenue. The south property line is adjacent

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

to the AT&SF Railroad right of way. Parcel Map 36611, Public Use Permit 921 and Change of Zone 7813 are being processed concurrently with this proposal. The site is Parcel 4 of PM 36611.

As stated in the Flood Hazard Report for PM 36611, the site is subject to sheet flow flooding and the finished floor of all structures shall be elevated 18-inches above the highest adjacent ground. The bottom of the solar panels shall also have an 18-inch clearance above the adjacent ground. The fencing is set back from the property line and should not result in blocking flows or any ponding onto the adjacent properties. However, a storm of unusual magnitude could cause some damage. Chain link, agricultural or wrought iron is acceptable fencing. No solid block or masonry walls shall be allowed.

A Condition of Approval for PM 36611 requires the southerly 54.50-foot of the site be dedicated to the public for the future construction of Line C of the Winchester Master Drainage Plan. No permanent structures, utilities or underground storage tanks shall be permitted within this dedicated area.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. A flood mitigation fee will be assessed for this project and is payable prior to the issuance of any grading or building permits.

10.FLOOD RI. 2 USE DEDICATE R/W-NO STRUCTURES RECOMMND

The proposed alignment for Line C of the Winchester MDP is along the southerly boundary of the site. The dedicated right of way required is 54.50-feet. This area shall be dedicated to the public for drainage purposes. No permanent structures, utilities or underground storage tanks shall be permitted within this dedication.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18-inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation. The bottom of the solar panels shall

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10. GENERAL CONDITIONS

10.FLOOD RI. 3                   USE ELEVATE FINISH FLOOR (cont.)                   RECOMMND

also have an 18-inch clearance above the adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1                   USE - IF HUMAN REMAINS FOUND                   RECOMMND

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

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

10.PLANNING. 2                   USE - GEO02370                   RECOMMND

County Geologic Report (GEO) No. 2370, submitted for this project (PM36611, CUP03698, CZ07813 and PUP00921) was prepared by RCH Engineering, Inc. and is entitled: "Preliminary Geotechnical Soils Evaluation", dated September 3, 2013. In addition, RCH submitted "Review Comments Dated April 24, 2014 for Preliminary Geotechnical Soils Evaluation for the Site Located at 33725 Grand Avenue, Winchester, California, Assessor's parcel Number 463-040-018, Riverside County, . County Geologic Report No. 2370.", dated May 14, 2014. This document is herein incorporated as a part of GEO02370.

GEO02370 concluded:



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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - GEO02370 (cont.)

RECOMMND

- 1.No active faults are known to traverse the subject site.
- 2.The site has a nil potential for liquefaction.
3. A negligible amount of seismic-induced settlement is anticipated.
- 4.There is a potential for hydro-consolidation at a level of approximately 3 feet below ground surface.
- 5.Landslides were not observed on or near the subject site.

GEO02370 recommended:

- 1.A deep foundation that will be embedded more than 3 feet.
- 2.The panels are to be supported by Cablofil W6x8.5 steel I-beams that have a minimum embedment depth of 8.5 feet below ground.

GEO No. 2370 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2370 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. 3 REN ENG - UTILITY COORDINATION

RECOMMND

The developer/permit holder shall ensure all distribution lines, transmission 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. 4 REN ENG - FUTURE INTERFERENCE

RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any

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10. GENERAL CONDITIONS

10.PLANNING. 4                   REN ENG - FUTURE INTERFERENCE (cont.)                   RECOMMND

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. 5                   REN ENG - REPLACE OR MODIFY                   RECOMMND

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

Any changes, refinements or amendments to the existing development approvals granted under Conditional Use Permit No. 3698 shall be processed in accordance with the terms of Section 3.4 of Development Agreement No. 80.

10.PLANNING. 6                   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. 7                   REN ENG - PRODUCTION MONITORIN                   RECOMMND

The developer/permit holder shall monitor the solar power 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 solar power 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. 8                   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.

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10. GENERAL CONDITIONS

10.PLANNING. 8                   REN ENG - NO FINAL NO CONNECT (cont.)                   RECOMMND

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. 9                   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.

10.PLANNING. 10                   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 EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 11                   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. 11 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. 12 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. 18 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. 24 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 26 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 28 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

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 29 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 31 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. 32 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. 36 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 41 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 42 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.

TRANS DEPARTMENT

10.TRANS. 1 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



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10. GENERAL CONDITIONS

10.TRANS. 1                   USE - STD INTRO (ORD 461) (cont.)                   RECOMMND

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. 2                   USE - COUNTY WEB SITE                   RECOMMND

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

10.TRANS. 3                   USE - TS/EXEMPT                   RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4                   USE - SUBMIT FINAL WQMP                   RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 5 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,

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10. GENERAL CONDITIONS

10.TRANS. 5                      USE - LANDSCAPE RQMTS (LS) (cont.)                      RECOMMND

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 6                      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. 3698 shall be effective the date that Development Agreement No. 80 is effective and shall continue for a period of thirty years thereafter, approximately December 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. 80 and the "Existing Land Use Regulations" referenced in Development Agreement No. 80.

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

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



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20. PRIOR TO A CERTAIN DATE

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

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 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,

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 n 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. 12                  USE - PRE-CONSTRUCTION MTG                   RECOMMND

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

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

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

60.BS GRADE. 14                  USE - SWPPP REVIEW                   RECOMMND

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

60.BS GRADE. 15                  USE - IF WQMP IS REQUIRED                   RECOMMND

If a Water Quality Management Plan is required, the owner / applicant shall submit to the Building & Safety Department

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15            USE - IF WQMP IS REQUIRED (cont.)            RECOMMND

Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1                    EPD - 30 DAY BURROWING OWL SUR                    RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                    EPD-MBTA SURVEY                    RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey