

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

2103



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 13, 2016

SUBJECT: CONDITIONAL USE PERMIT NO. 3729, PUBLIC USE PERMIT NO. 929, AGRICULTURAL CASE NO. 1053 (FAST TRACK 2015-01) – Intent to adopt a Mitigated Negative Declaration – Applicant: Arizona Electric Power Cooperative, Inc. – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Anza Zoning Area – REMAP Area Plan: Agriculture: Agriculture (AG:AG) – Location: North and west of Highway 371, east of Kirby Road, and south of Hamilton Creek – 20.00 acres – Zoning: Light Agriculture – 10 Acre Min (A-1-10) – REQUEST: The Conditional Use Permit proposes the construction of a 3.5 Mega Watt fixed utility scale Photo Voltaic Solar Plant on approximately 20 acres. The Public Use Permit proposes to connect the 3.5 Mega Watt Photo Voltaic Solar plant located on APN 575-110-034 to the Anza Electric Cooperative facility on the adjacent parcel (575-110-022). The Agricultural Case proposes to diminish the Anza Agricultural Preserve No. 1, Map No. 84 by approximately 20 acres. – APN 575-110-034. (100% Deposit Based Funds)

FC. APPROVED COUNTY COUNSEL
 BY: *Karin L. Watts-Bazan*
 KARIN L. WATTS-BAZAN
 DATE: 7/15/16

Environmental Compliance

Steve Weiss

Steve Weiss, AICP
Planning Director
SW:rb

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: DBF	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District:3

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3729, PUBLIC USE PERMIT NO. 929, AGRICULTURAL
CASE NO. 1053 (FAST TRACK 2015-01)**

DATE: July 26, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42833, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVE CONDITIONAL USE PERMIT NO. 3729, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42833; and

APPROVE PUBLIC USE PERMIT NO. 929, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42833.

ADOPT RESOLUTION NO. 2016-168 for the Diminishment of Anza Agricultural Preserve No.1, Map No. 1053, based upon findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Conditional Use Permit No. 3729 proposes the construction of a 3.5 Mega Watt fixed utility scale Photo Voltaic Solar Plant and Public Use Permit No. 929 proposes to connect the 3.5 Mega Watt Photo Voltaic Solar plant located on APN 575-110-034 to the Anza Electric Cooperative facility on the adjacent parcel (575-110-022) for a maximum of twenty (20) years from the date of approval.

The project proposes three phases; the first phase will consist of the installation of 1 Mega Watt, the Second will consist of 1.5 Mega Watts, and the third phase will consist of 1 Mega Watt. There are no buildings, parking or other facilities being proposed. Access will be provided from the existing Anza Electric facility on the adjacent parcel to the east (575-110-022). No modifications are proposed on the existing facilities at the Anza Electric Cooperative site, except for establishing cross-access.

Owners of the property entered into a land conservation contract with the County of Riverside on January 1, 1970 and recorded on February 2, 1970. The owners filed a notice of non-renewal on September 21, 1981. Under both the County's Rules and Regulations Governing Agricultural Preserves and the State of California's Williamson Act Program, a landowner may apply to have property removed from the boundaries of an agricultural preserve once the contract has expired. Since the land conservation contract expired in 1991, the Applicant applied to have the subject site removed from the boundaries of the Agricultural Preserve September 14, 2015. Since the contract has expired, no review by the California Department of Conservation is required.

The project was granted Fast Track Authorization No. 2015-01 by the Riverside County Economic Development Agency, as allowed by Board Policy A-32 for Renewable Energy Projects and the project will provide infrastructure capacity expansion for the rural Anza community and Riverside County.

This solar power plant project is exempt from Board of Supervisors Policy No. 29 regarding solar power plants because the project has a rated production capacity of fewer than 20 megawatts.

Impact on Citizens and Businesses

All impacts have been analyzed in the Initial Study/Mitigated Negative Declaration.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3729, PUBLIC USE PERMIT NO. 929, AGRICULTURAL
CASE NO. 1053 (FAST TRACK 2015-01)**

DATE: July 26, 2016

PAGE: Page 3 of 3

ATTACHMENTS:

- 1. STAFF REPORT**
- 2. ENVIRONMENTAL ASSESSMENT NO. 42833**
- 3. AGRICULTURAL PRESERVE DIMINISHMENT NO. 1053 MAP & RESOLUTION**

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RESOLUTION NO. 2016-168
DIMINISHMENT OF ANZA
AGRICULTURAL PRESERVE NO. 1
(Government Code Section 51231)

WHEREAS, in 1968 James and Jessie Minor owned an approximately 143.94 acre area located north and west of Highway 371, east of Kirby Road, and south of Hamilton Creek in the unincorporated area of Riverside County, California (“Property”); and,

WHEREAS, the Property was identified as Assessor’s Parcel Number 575-110-021; and,

WHEREAS, James and Jessie Minor entered into a Land Conservation Contract for the Property pursuant to the Land Conservation Contract of 1965 (Government Code Section 51200 et seq.), which contract is dated January 1, 1970 and recorded on February 2, 1970 as instrument No. 19137, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, Agri-Empire, a California corporation, became the subsequent owner of the Property; and,

WHEREAS, on September 21, 1981, a Notice of Non-Renewal for the Land Conservation Contract was filed by Agri-Empire and recorded on October 20, 1981, as Instrument No. 197235, in the Office of the County Recorder of Riverside County California; and,

WHEREAS, on November 7, 2014 Agri-Empire granted approximately 20 acres of the 143.94 acre Property to Anza Electric Cooperative, Inc., a California corporation, recorded as Instrument No. 2014-0452607, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, Anza Electric Cooperative, Inc. (“Owner”) is the current owner of the above referenced 20 acre portion of the Property, which is identified as Assessor’s Parcel Number 575-110-034 (“Parcel”); and,

WHEREAS, on September 14, 2015, Arizona Electric Power Cooperative, Inc., as

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE 7/1/16

1 authorized representative for the Owner requested to have the Parcel removed from the boundaries
2 of the Anza Agricultural Preserve No. 1; and,

3 **WHEREAS**, this diminishment of the Anza Agricultural Preserve No. 1 is associated with
4 Conditional Use Permit No. 3729 and Public Use Permit No. 929; and,

5 **WHEREAS**, all the provisions of the California Environmental Quality Act (“CEQA”)
6 and the Rules and Regulation Governing Agricultural Preserves in Riverside County pursuant to
7 Resolution No. 84-526 have been satisfied, including the preparation of Environmental
8 Assessment No.42833; and,

9 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
10 Supervisors on July 26, 2016.

11 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
12 Supervisors of the County of Riverside, State of California, in regular session assembled on July
13 26, 2016, that:

- 14 1. The above recitals are true and correct and incorporated herein by this reference.
- 15 2. Under the County of Riverside’s Rules and Regulations Governing Agricultural
16 Preserves and the California Land Conservation Act of 1965, a landowner may apply
17 to have property removed from the boundaries of an agricultural preserve, once the
18 land conservation contract has expired.
- 19 3. The Land Conservation Contract for the Property expired on October 20, 1991.

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

- 21 1. The Anza Agricultural Preserve No. 1, Map No. 84, adopted on February 24, 1970,
22 amended by amendment No. 1, is further amended by Map No. 1053 removing the area
23 shown on the map attached hereto as Exhibit A and titled “MAP NO. 84 ANZA
24 AGRICULTURAL PRESERVE NO. 1 AMENDED BY MAP NO. 1053”, being on
25 file in the Office of the Clerk of this Board.
- 26 2. The diminishment of the Anza Agricultural Preserve No. 1 is consistent with the
27 provisions of the California Land Conservation Act of 1965, the Riverside County
28 General Plan, and the Rules and Regulations Governing Agricultural Preserves in

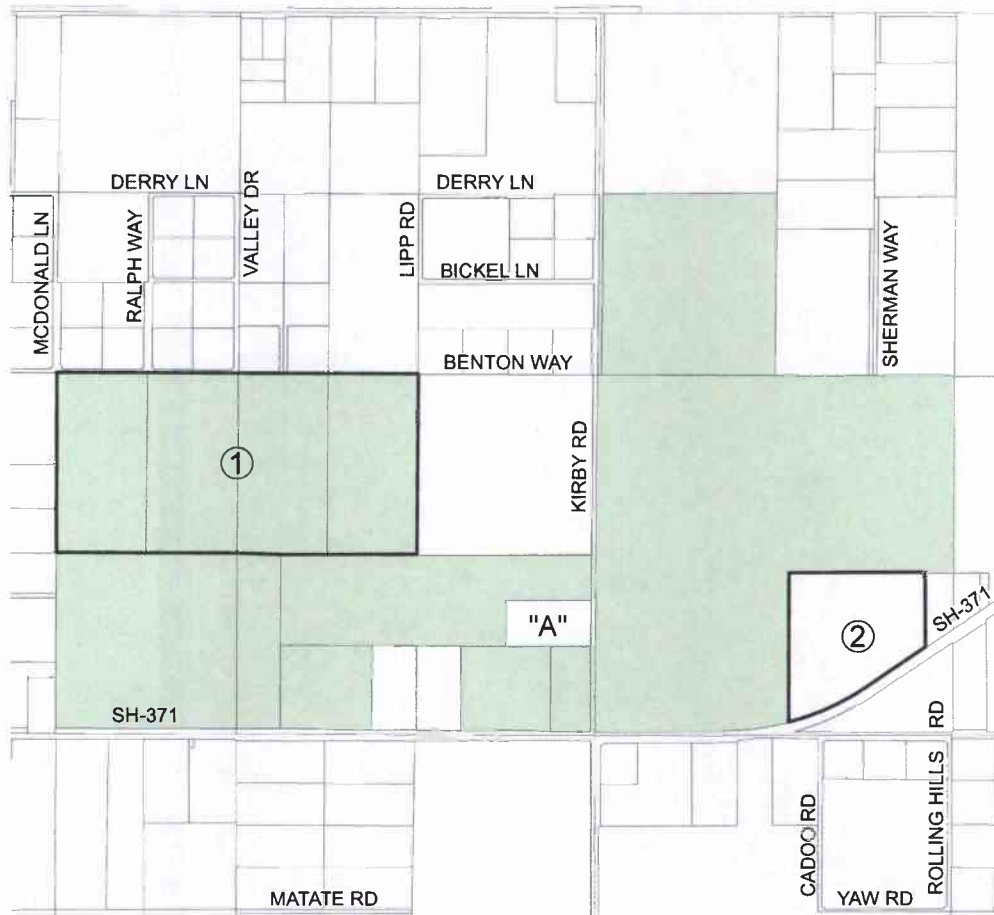
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Riverside County.

BE IT FURTHER RESOLVED that the Clerk of this Board shall file and record copies of this resolution, map titled “MAP NO. 84 ANZA AGRICULTURAL PRESERVE NO. 1 AMENDED BY MAP NO. 1053”, and boundary description in the Office of the County Recorder of Riverside County, California, and transmit copies to the Director of Conservation of the State of California and to the Assessor of Riverside County, California.

MAP NO. 84 ANZA AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAP NO. 1053
SEC. 14 & 15, T. 7S., R.3E. S. B. M



AMENDMENTS:
NO. 1, (ENLARGEMENT), FEBRUARY 15, 1977, MAP NO. 413
NO. 2, (DIMINISHMENT), JULY 26, 2016, MAP NO. 1053

EXCEPTION:
"A" - SW 1/2 NE 1/4 SE 1/4 SEC. 15

ADOPTED ON FEBRUARY 24, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

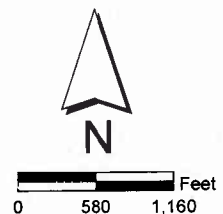


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the southwest one-quarter of Section 14, Township 7 South, Range 3 East, San Bernardino Meridian, the County of Riverside, State of California, said portion being described as follows:

COMMENCING at the southeast corner of that certain parcel conveyed to Anza Electric Cooperative by deed recorded December 10, 1953 as Instrument No. 58889, of Official Records of Riverside County, California, also being a point of intersection of the east line of said southwest one-quarter of section 14, with the northerly line of that certain parcel conveyed to the County of Riverside by deed recorded May 2, 1950 in book 1169, page 9 of Official Records of Riverside County, California, herein referred to as State Highway 371;

Thence along the boundary of said parcel conveyed to Anza Electric Cooperative the following two (2) courses and distances:

(1) North $00^{\circ} 30'42''$ East along said east line of the southwest one-quarter of Section 14, a distance of 410.00 feet;

(2) North $89^{\circ} 50'14''$ West, parallel with the south line of said southwest one-quarter of Section 14, a distance of 210.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said boundary, South $00^{\circ} 30'42''$ West parallel with said easterly line of the southwest one-quarter of Section 14, a distance of 551.25 feet to a point on the northerly right of way line of said State Highway 371 (40.00 feet in half width northerly) as shown on Parcel Map 21551 on file in Book 165 of Parcel Maps at page 80 and 81 thereof, Records of said Riverside County, California, a radial bearing to said point bears South $14^{\circ} 16'39''$ West;

Thence leaving said boundary and along said northerly right of way line of State Highway 371 the following two (2) courses and distances:

(1) South $56^{\circ} 20'47''$ West, a distance of 495.43 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1960.00 feet;

(2) Southwesterly along said curve, to the right, through a central angle of $19^{\circ} 22'34''$ an arc distance of 662.83 feet;

Thence leaving said northerly line of State Highway 371, North 00° 30'42" East, parallel with said easterly line of the southwest one-quarter of Section 14, a distance of 1096.64 feet to a point of intersection with the westerly prolongation of the north line of said parcel conveyed to Anza Electric Cooperative;

Thence South 89° 50'14" East along said westerly prolongation, a distance of 1010.33 feet to **TRUE POINT OF BEGINNING.**

Containing 20.02 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673

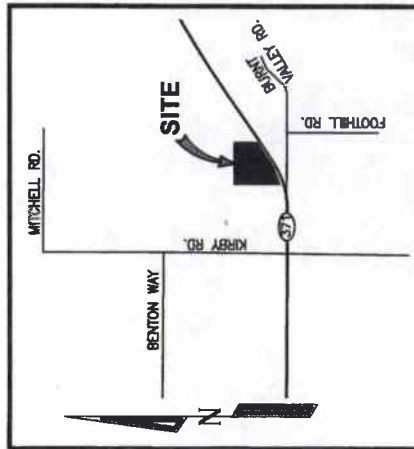
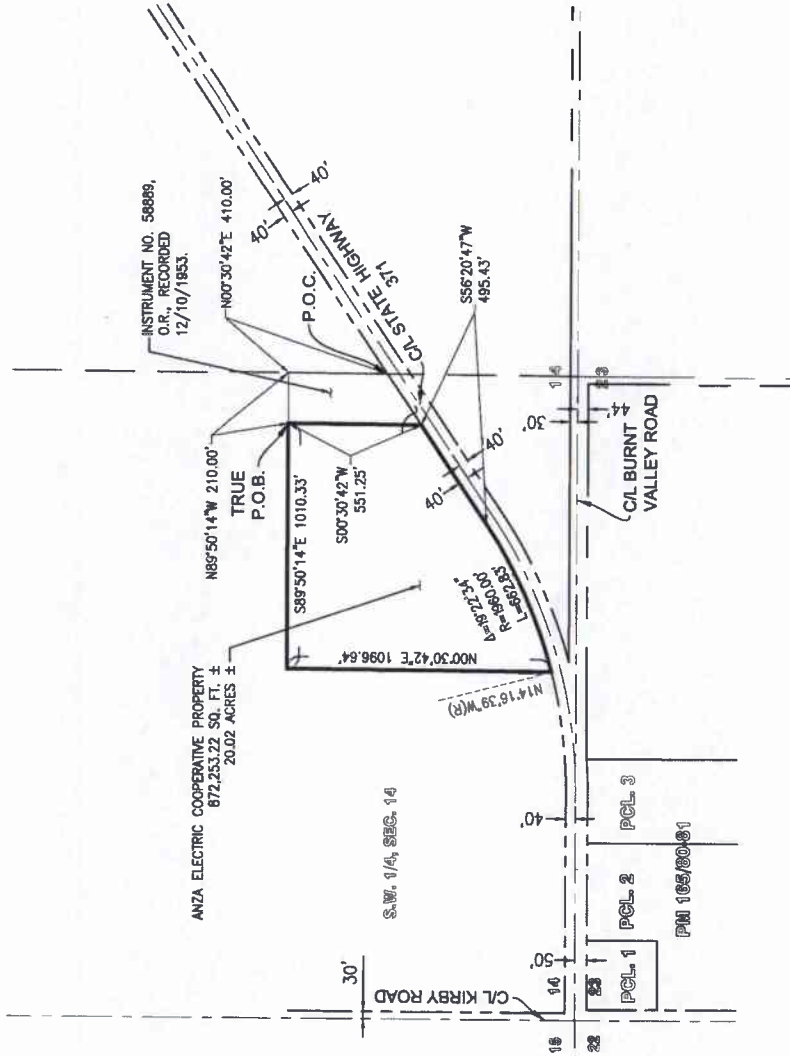
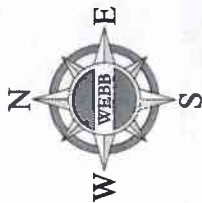
11/10/15
Date

Prepared By: GJH
Checked By: KM



EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



VICINITY MAP

NOT TO SCALE
SECTION 14, T. 7 S., R. 3 E., S.B.M.



SEC. 14, T7S, R3E, SBM




G:\2014\14-0321\Survey\Drawings\14-0321 EXH.dwg 11/6/2015 9:38 AM

THIS PLAN IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SCALE: 1" = 500'
DRAWN BY: GJM
CHECKED BY: JMA
DATE: 11/06/15
SUBJECT: ANZA ELECTRIC COOPERATIVE

Agenda Item No.:
Area Plan: REMAP
Zoning Area: Anza
Supervisory District: Third
Project Planner: Russell Brady
Board of Supervisors: July 26, 2016

Fast Track Authorization No. 2015-01
Conditional Use Permit No. 3729
Public Use Permit No. 929
Agricultural Case No. 1053
Environmental Assessment No. 42833
Applicant: Arizona Electric Power
Cooperative, Inc. (AEP
Engineer/Representative: Albert A. Webb
Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3729 proposes the construction of a 3.5 megawatt fixed utility scale Photovoltaic Solar Power Plant on approximately 20 acres.

Public Use Permit No. 929 proposes to connect the 3.5 megawatt photovoltaic Solar Power Plant located on APN 575-110-034 to the Anza Electric Cooperative facility on the adjacent parcel (575-110-022).

Both CUP No. 3729 and PUP No. 929 have a twenty (20) year permit term calculated from the date of approval. After expiration of the twenty year term, the permits shall be null and void and of no effect whatsoever.

Agricultural Case No. 1053 proposes to diminish the Anza Agricultural Preserve No. 1, Map No. 84 by approximately 20 acres.

The solar power plant project proposes two phases; the first phase will consist of the installation of 2 megawatts including approximately 8,289 photovoltaic modules, the second will consist of 1.5 Mega Watts including approximately 6,952 photovoltaic modules. There are no buildings, parking or other facilities being proposed. Access will be provided from the existing Anza Electric facility on the adjacent parcel to the east (575-110-022). No modifications are proposed on the existing facilities at the Anza Electric Cooperative site, except for establishing cross-access.

The project is located north and west of Highway 371, east of Kirby Road, and south of Hamilton Creek.

This solar power plant project is exempt from Board of Supervisors Policy No. 29 regarding solar power plants because the project has a rated production capacity of fewer than 20 megawatts.

BACKGROUND:

Owners of the property entered into a land conservation contract with the County of Riverside on January 1, 1970 and recorded on February 2, 1970. The owners filed a notice of non-renewal on September 21, 1981. Under both the County's Rules and Regulations Governing Agricultural Preserves and the State of California's Williamson Act Program, a landowner may apply to have property removed from the boundaries of an agricultural preserve once the contract has expired. Since the land conservation contract expired in 1991, the Applicant applied to have the subject site removed from the

**Conditional Use Permit No. 3729, Public Use Permit No. 929, Agricultural Case No. 1053, and
Environmental Assessment No. 42833
BOS Staff Report: July 26, 2016
Page 5 of 5**

Date Prepared: 5/25/16
Date Revised: 6/13/16



FAST TRACK AUTHORIZATION

Supervisorial District: 3	Supervisor: Chuck Washington	For EDA Use Only
		FTA No. 2015-01

Company/Developer: Arizona Electric Power Cooperative, Inc. Contact Name: Michael K. Saunders

Address: P.O. Box 670, Benson, AZ 85602

Office Phone: (520) 586-5314 Mobile Phone: N/A Email: msaunders@ssw.coop

Consulting Firm: Albert A. Webb Associates Contact Name: Sandy Chandler

Firm Address: 3788 McCray Street, Riverside, CA 92506

Office Phone: (951) 686-1070 Mobile Phone: _____ Email: sandy.chandler@webbassociates.com

Project Type: Industrial Commercial Childcare Workforce Housing
 Renewable Energy Other : Solar Facility

1 megawatt/20-acre solar generation facility

Economic Impact (estimated) Capital Investment: \$2,800,000 Full-Time Jobs: 0

Taxable Sales: 0 Full-Time Wages per Hour: 0 Construction Jobs: 20

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

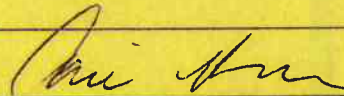
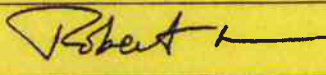
Site Information Assessor's Parcel Number(s): 575-110-034

Cross Streets/Address: 58470 Highway 371, Anza, CA 92539 Site Acreage: 20

Land Use Designation: OS- RUR/AG Zoning: R-R20/A-1-10 Building Size: N/A

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

For EDA Use Only

	<u>4/14/15</u>		
Carrie Harmon, Deputy Director of EDA	Date	Rob Moran, EDA Development Manager	Date

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03729 PUP00929
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 06/14/2016
 Vicinity Map



Zoning Area: Anza

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for in the previous General Plan. The County of Riverside Planning Department offices in Riverside at (951)955-4200, Western County or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

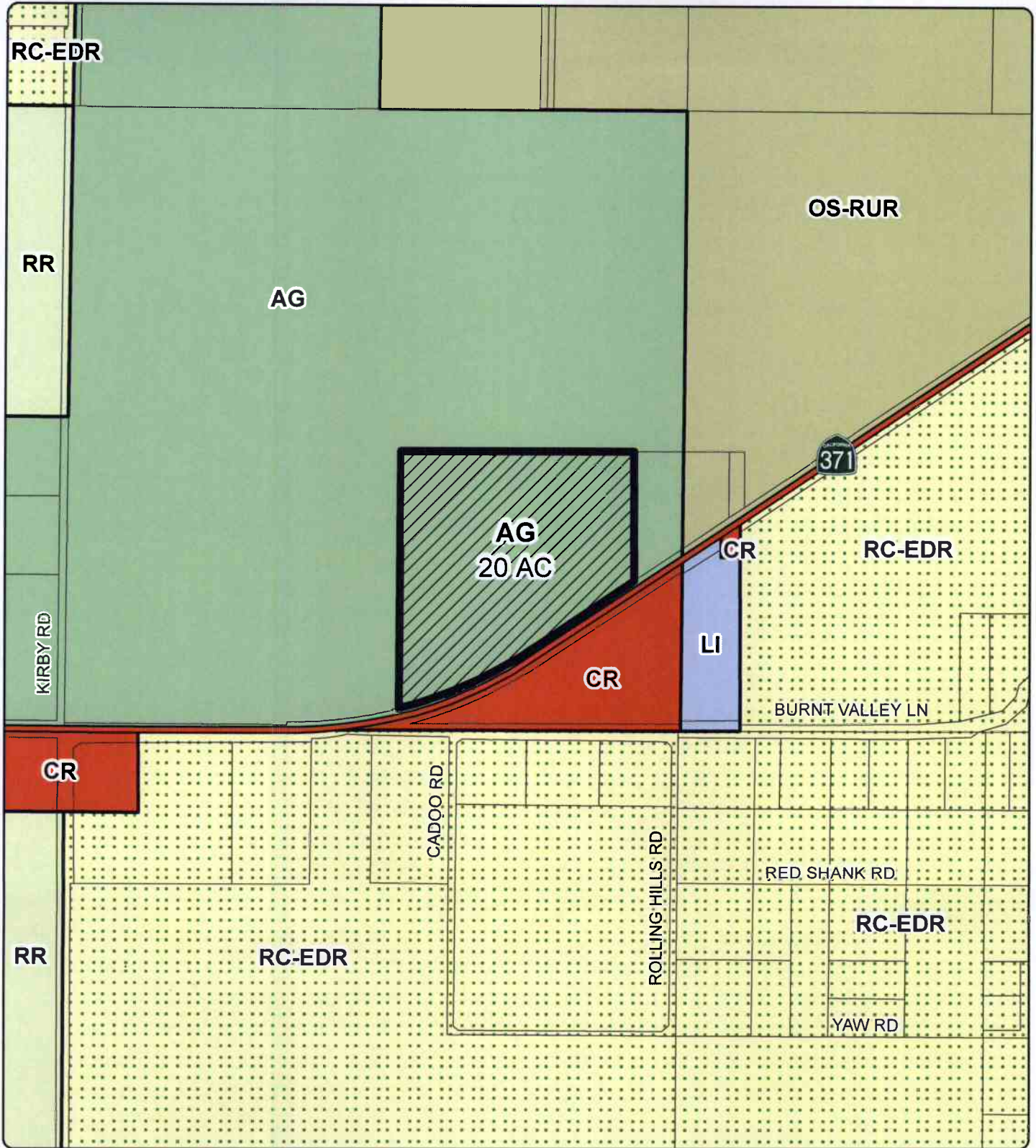
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03729 PUP00929

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 06/14/2016
Exhibit 5



Zoning Area: Anza

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03729 PUP00929

Supervisor: Washington
District 3

Date Drawn: 06/14/2016
Exhibit 2

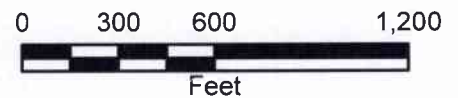
EXISTING ZONING



Zoning Area: Anza

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

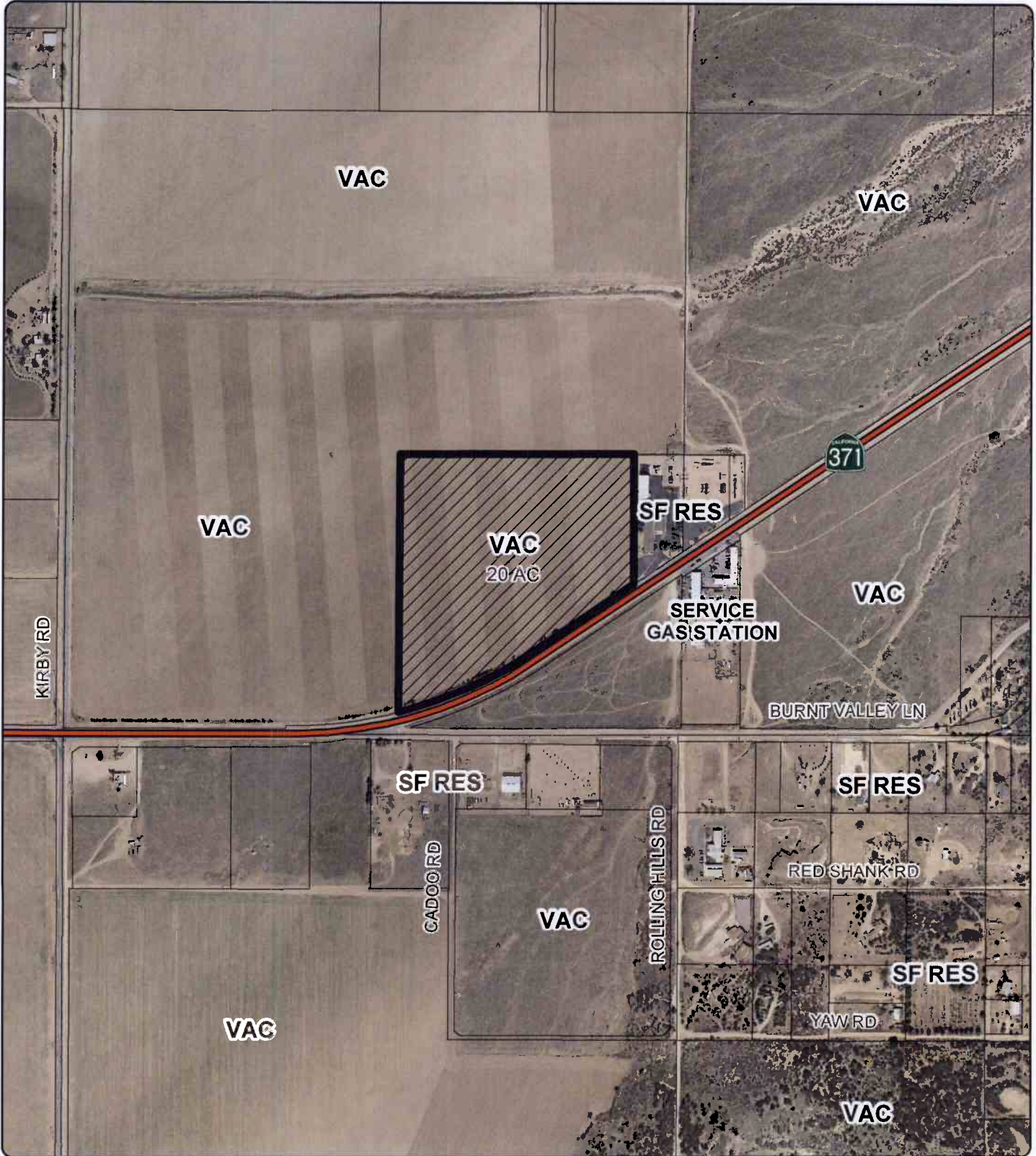


RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03729 PUP00929

Supervisor: Washington
District 3

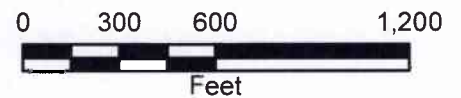
Date Drawn: 06/14/2016
Exhibit 1

LAND USE



Zoning Area: Anza

Author: Vinnie Nguyen



DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ecrtna.gov>

CONDITIONAL USE PERMIT # 3729

APN 575-110-021
 ZONING: 4-1-10
 APPROXIMATE FLOODPLAIN
 PROPERTY BERRY
 PROP CANALINK FENCING
 PROPOSED PUBLIC USE PERMIT # 424 FOR SUBSTATION INTERCONNECTION
 30' RADIUS TURN ARROUND
 PROPERTY BERRY

APN 575-110-023
 ZONING: AG
 24' WIDE ACCESS SAND DRIVEWAY SYSTEMS

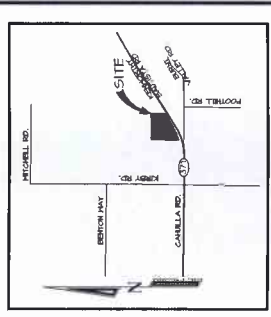
APN 575-110-024
 ZONING: AG
 24' WIDE ACCESS SAND DRIVEWAY SYSTEMS

APN 575-110-022
 ZONING: AG
 24' WIDE ACCESS SAND DRIVEWAY SYSTEMS

APN 575-110-003
 ZONING: C-2-S
 EXISTING EP
 LEGAL DESCRIPTION
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 15 WEST, CALIFORNIA MERIDIAN HORSE CORNER AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO ANEA ELECTRIC COOPERATIVE BY DEED RECORDED IN REVERSE COUNTY, CALIFORNIA, BEING ALSO A PORTION OF SECTION 17, THE EAST LINE OF THAT CERTAIN PARCEL CONVEYED TO ANEA ELECTRIC COOPERATIVE BY DEED RECORDED MAY 2, 1990 IN BOOK 1647 PAGE 4 OF REVERSE COUNTY, CALIFORNIA, BEING ALSO A PORTION OF REVERSE COUNTY TO AS CAMILLA ROAD (STATE HIGHWAY 374).
 THENCE ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING COURSES:
 NORTH 00°59'47" EAST ALONG SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, A DISTANCE OF 4100.00 FEET;
 SOUTH 81°46'55" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2000.00 FEET TO THE TRUE POINT OF BEGINNING
 THENCE CONTAINING ALONG SAID BOUNDARY, SOUTH 00°09'54" WEST, PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, A DISTANCE OF 590.10 FEET TO SAID NORTHERLY LINE OF CAMILLA ROAD;
 THENCE LEAVING SAID BOUNDARY AND ALONG SAID NORTHERLY LINE OF CAMILLA ROAD, THE FOLLOWING COURSES:
 SOUTH 81°46'55" WEST, A DISTANCE OF 476.76 FEET TO THE BEGINNING OF 1860 FEET;
 SOUTHWESTERLY ALONG SAID TANGENT CURVE, A DISTANCE OF 847.41 FEET AT AN ANGLE OF 110°04'51";
 THENCE LEAVING SAID NORTHERLY LINE OF CAMILLA ROAD, NORTH 00°59'47" EAST, PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, A DISTANCE OF 4100.00 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL CONVEYED TO ANEA ELECTRIC COOPERATIVE, A DISTANCE OF 1601.71 FEET ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 1001.71 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINING 20.00 ACRES, MORE OR LESS.

APN 575-110-020
 ZONING: AG
 24' WIDE ACCESS SAND DRIVEWAY SYSTEMS

APN 575-110-021
 ZONING: AG
 24' WIDE ACCESS SAND DRIVEWAY SYSTEMS



VICINITY MAP
 SECTION 14, T. 1 S., R. 15 E., S. 34 M.
 THOMAS BROOK 3000 30TH EDITION, PG. 893, E.4.

OWNER:
 ANEA ELECTRIC COOPERATIVE, INC.
 PO BOX 51009
 RIVERSIDE, CA 92506
 PHONE: (951) 955-5959

APPLICANT:
 ARIZONA ELECTRIC POWER COOPERATIVE, INC. (AEP/CO)
 PO BOX 6100
 PHOENIX, ARIZONA 85002
 PHONE: (602) 556-2621

ENGINEER:
 JEFFREY G. BASSER
 5108 MCGRATH STREET
 RIVERSIDE, CA 92506
 PHONE: (951) 980-5200
 FAX: (951) 980-5200
 575-110-024

ASSESSOR'S PARCEL NUMBER:
 575-110-024

ABEA:
 20.72 ACRES
 20.72 ACRES
 NET ACRES

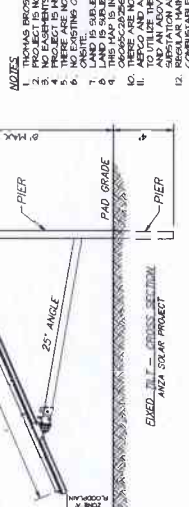
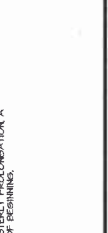
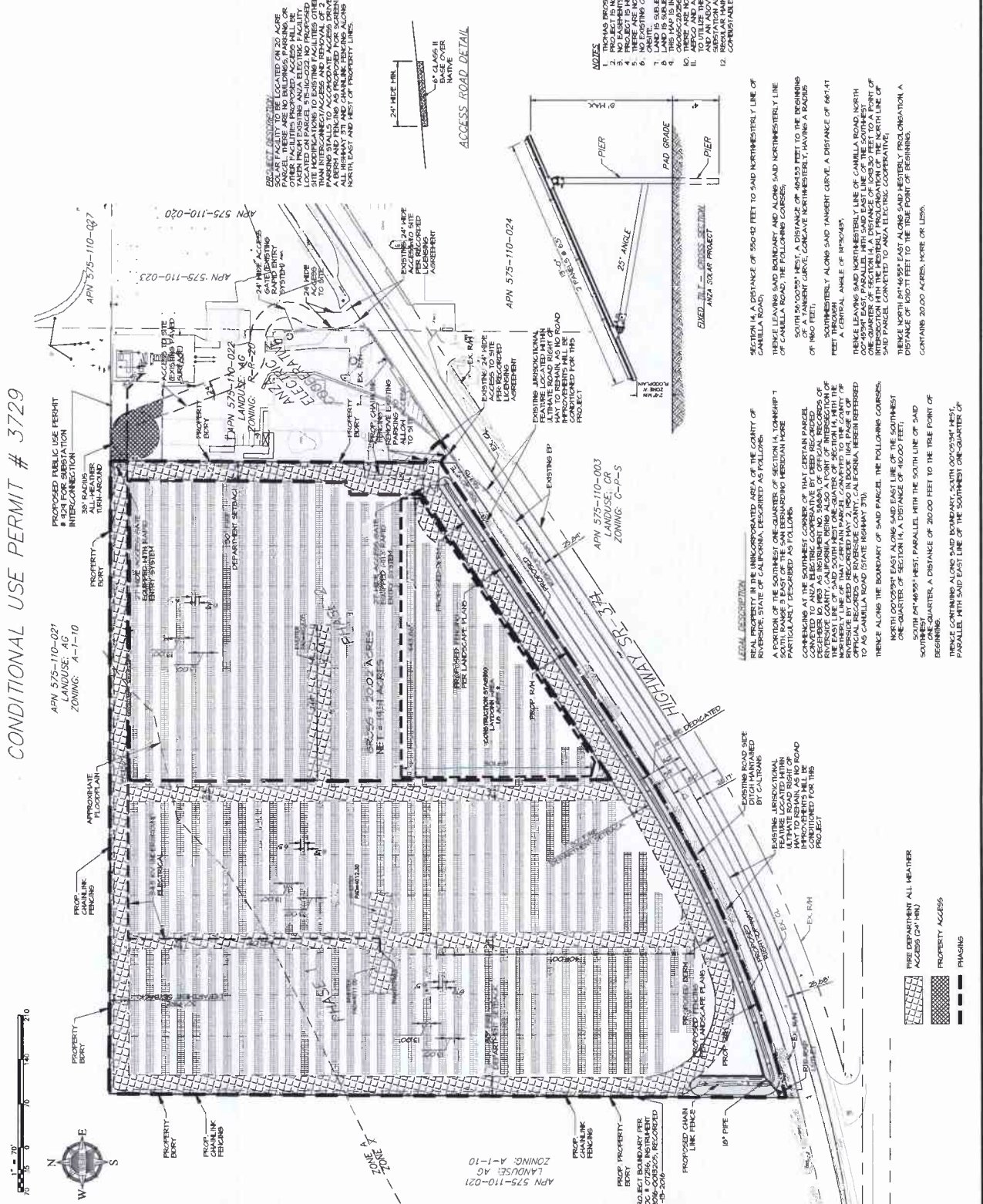
LAND USE ZONING:
 AGRICULTURE
 EXISTING AND PROPOSED GENERAL PLAN LAND USE: AG
 EXISTING AND PROPOSED ZONING: A-1-10
 HERBERT UNITED SCHOOL DISTRICT

UTILITIES:
 WATER: NONE
 SANITATION: NONE
 SEWER: INHERSIVE COUNTY FLOOD CONTROL
 TELEPHONE: VERIZON
 ELECTRICAL: ANEA ELECTRICAL COOPERATIVE

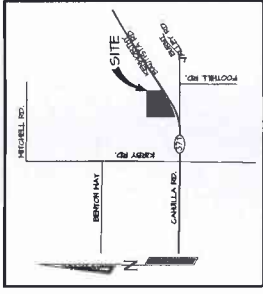
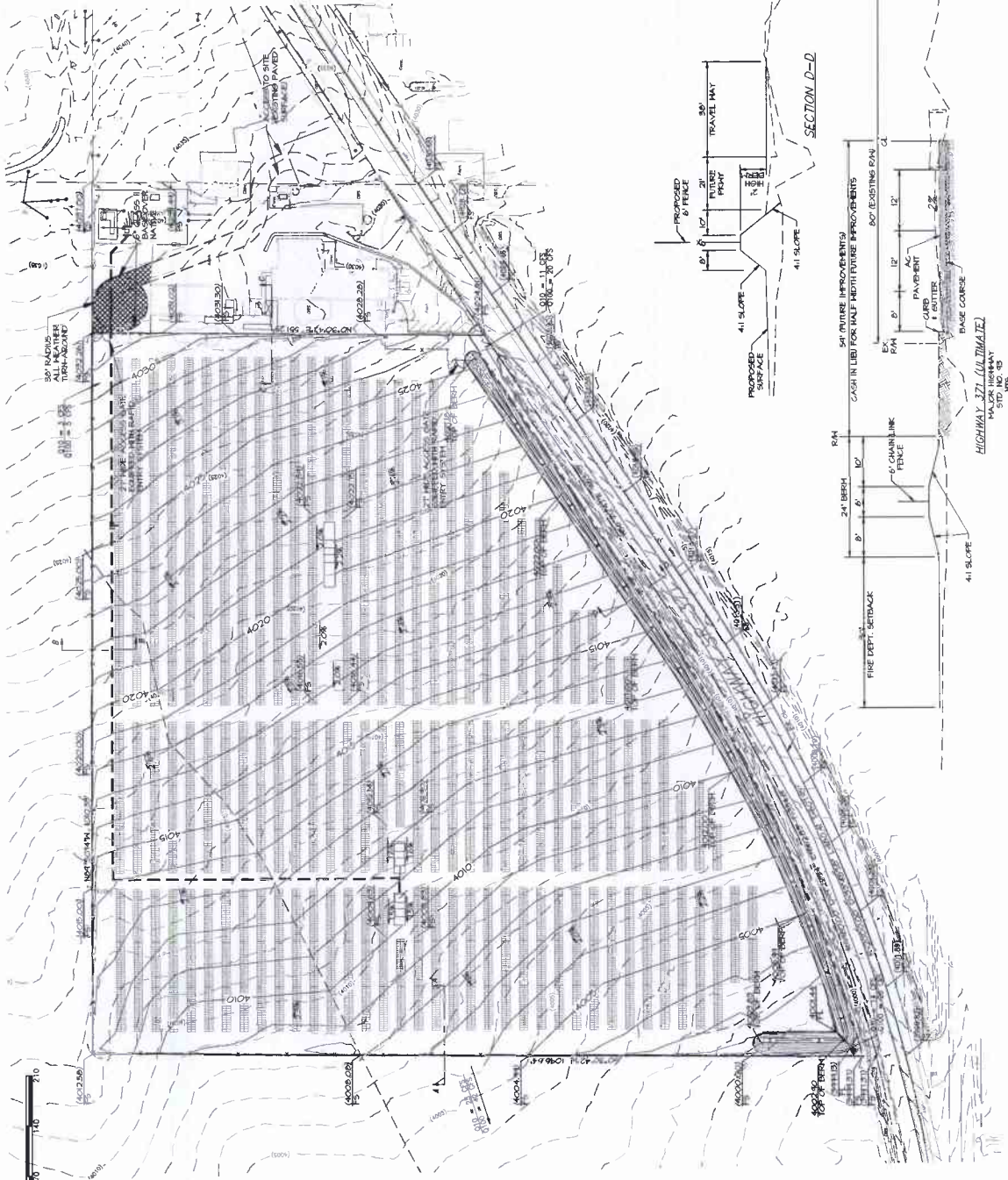
- NOTES:**
1. THOMAS BROOK 30TH EDITION MAP BOOK, PG. 893, GRID D4
 2. THIS PROJECT IS NOT A SPECIFIC PLAN.
 3. PROJECT IS WITHIN COMMUNITY SERVICES DISTRICT #2 & #3.
 4. PROJECT IS WITHIN COUNTY SERVICES DISTRICT #2 & #3.
 5. NO EXISTING OR PROPOSED SUBSTANTIAL SEWAGE DISPOSAL IS INTENDED.
 6. LAND IS SUBJECT TO LOW AND MODERATE LIQUEFACTION POTENTIAL.
 7. LAND IS SUBJECT TO OVERBANK INUNDATION OR FLOOD HAZARD.
 8. LAND IS SUBJECT TO FLOOD ZONE A AND A FOR AREAS OF FLOODING PER FEMA MAP NO. 45065C/020289.
 9. ANEA AND MAINTENANCE AND USER OF OPERATING AND MAINTENANCE SHALL BE RESPONSIBLE FOR THE PLACEMENT OF THE INTERMEDIATE 34 INCH LINE PERMITS AND THE TWO ACCESS POINTS, AS WELL AS INTERFERENCES WITH THE LANES.
 10. ANEA AND MAINTENANCE AND USER OF OPERATING AND MAINTENANCE SHALL BE RESPONSIBLE FOR THE PLACEMENT OF THE INTERMEDIATE 34 INCH LINE PERMITS AND THE TWO ACCESS POINTS, AS WELL AS INTERFERENCES WITH THE LANES.
 11. ANEA AND MAINTENANCE AND USER OF OPERATING AND MAINTENANCE SHALL BE RESPONSIBLE FOR THE PLACEMENT OF THE INTERMEDIATE 34 INCH LINE PERMITS AND THE TWO ACCESS POINTS, AS WELL AS INTERFERENCES WITH THE LANES.
 12. CONSIDERABLE MATERIAL ON SITE.

REVISION	DATE	DESCRIPTION
1	02-09-2024	REVISED PER PANEL 204
2	02-09-2024	REVISED PER PANEL 204
3	02-09-2024	REVISED PER PANEL 204
4	02-09-2024	REVISED PER PANEL 204
5	02-09-2024	REVISED PER PANEL 204
6	02-09-2024	REVISED PER PANEL 204
7	02-09-2024	REVISED PER PANEL 204
8	02-09-2024	REVISED PER PANEL 204
9	02-09-2024	REVISED PER PANEL 204
10	02-09-2024	REVISED PER PANEL 204
11	02-09-2024	REVISED PER PANEL 204
12	02-09-2024	REVISED PER PANEL 204

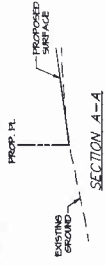
SunAnza SOLAR PROJECT			
CONDITIONAL USE PERMIT # 3729 FAST TRACK # 2019-01 SITE PLAN			
SCALE: 1" = 20'	DATE: 02-09-2024	PROJECT NO: 2019-01	REVISED: 1
WEBB		CREATED: JEA	FILE NO: 188-1258
PROJECT NO: 2019-01	SHEET NO: 1	OF 2 SHEETS	



CONDITIONAL USE PERMIT #3729



VICINITY MAP
NOT TO SCALE
PORTION OF SECTION 14, T. 11 N., R. 9 E., S. 34 N.

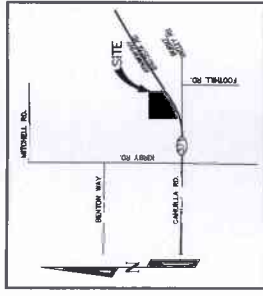


DATE	DESCRIPTION	BY
JAN 11	REVISED PERMITS DATED 12-08-2008	MM
JAN 11	REVISED PERMITS DATED 12-08-2008	MM
JAN 11	REVISED PERMITS DATED 12-08-2008	MM
JAN 11	REVISED PERMITS DATED 12-08-2008	MM
JAN 11	REVISED PERMITS DATED 12-08-2008	MM

SunAnza SOLAR PROJECT
CONDITIONAL USE PERMIT # 3729
FAST TRACK # 2015-01
CONCEPTUAL GRADING

SCALE: 1" = 20'
DRAWING NUMBER: 15-0324
SHEET: 2
PROJECT: SUNANZA SOLAR PROJECT
DATE: 12/08/2008
DESIGNED BY: MM
CHECKED BY: MM
DATE: 12/08/2008
DWG. NO. 15-0324

WEBB ENGINEERING CONSULTANTS
10100 N. CENTRAL EXPRESSWAY
SUITE 100
DALLAS, TEXAS 75243-3911
PHONE: (972) 396-1234
FAX: (972) 396-1235
WWW.WEBBENGINEERING.COM



LOCALITY MAP
NOT TO SCALE

SECTION 14, T. 7 S., R. 3 E., S.B.M.
THOMAS BROS. 2010, 10TH EDITION, PG. 933, 04.

PROJECT DESCRIPTION
SOLAR FACILITY TO BE LOCATED ON 20 ACRES PARCEL, THERE ARE NO BUILDINGS, UTILITIES OR EXISTING FACILITIES WITHIN THE PROPOSED SITE BOUNDARIES. A 400' WIDE ELECTRIC FACILITY LOCATED ON PARCEL 375-110-027, AND PROPOSED SITE INTERLOCATIONS TO EXISTING FACILITIES TO BE SHOWN ON SHEET 14-001-1. A LANDSCAPED BOW AND ARROW, EAST AND WEST OF PROPERTY LINES.

OWNER:
ARIZONA ELECTRIC COOPERATIVE, INC.
PO BOX 391009
MESA, AZ 85209
PHONE: (602) 964-4111

APPLICANT:
ARIZONA ELECTRIC POWER COOPERATIVE, INC (ARPCO)
ARIZONA ARIZONA 85602
PHONE: (520) 964-3671

ENGINEER:
WEBB ASSOCIATES
2000 ALASKA STREET
PHOENIX, AZ 85016
PHONE: (602) 964-4070
FAX: (602) 964-4258

ASSISTANT ENGINEER:
ARIZONA ELECTRIC POWER COOPERATIVE, INC (ARPCO)
2000 ALASKA STREET
PHOENIX, AZ 85016
PHONE: (520) 964-3671
FAX: (520) 964-1296

ASSESSOR'S PARCEL NUMBER
57-110-034

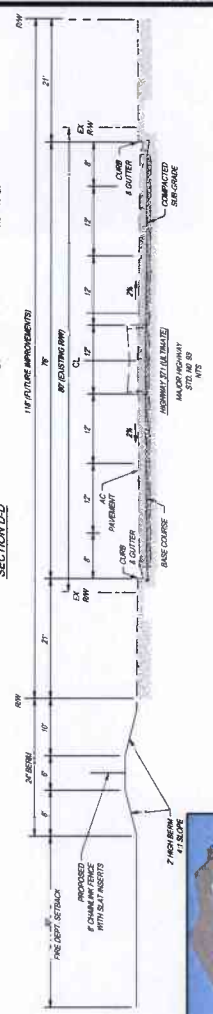
AREA:
TOTAL ACRES: 20.00
COURT REPORT: 0.41 ACRES
ACRES: 18.59 ACRES



FENCING LEGEND

SYMBOL
 - PROPOSED 6' CHAINLINK FENCE
 - PROPOSED 6' CHAINLINK FENCE W/ SLAT INSERTS

SECTION D-D



CHAIN LINK FENCE WITH SLAT INSERTS



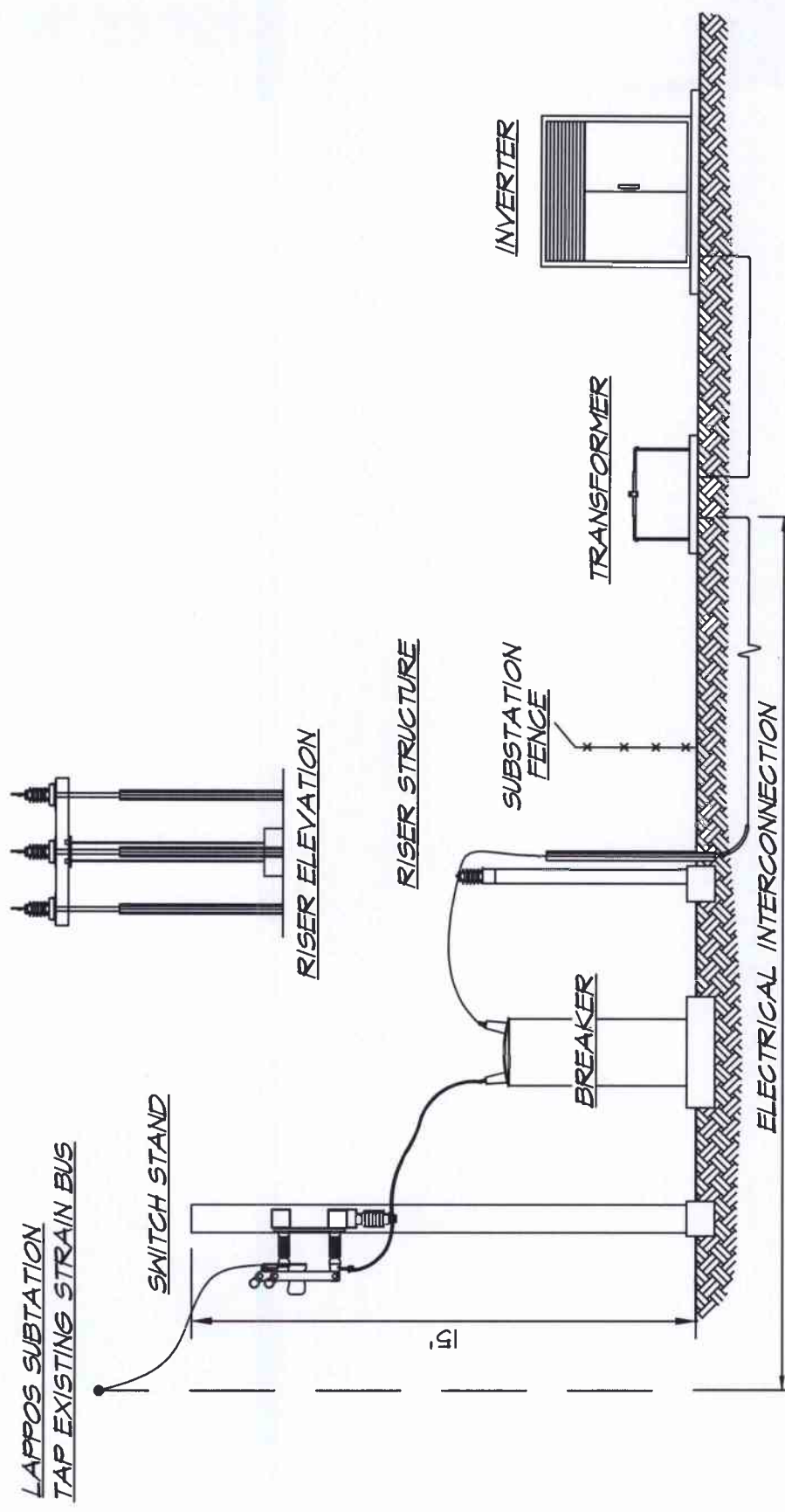
SUN ANZA SOLAR PROJECT
58470 HIGHWAY 371
ANZA, CA 92539

CONCEPTUAL FENCE PLAN

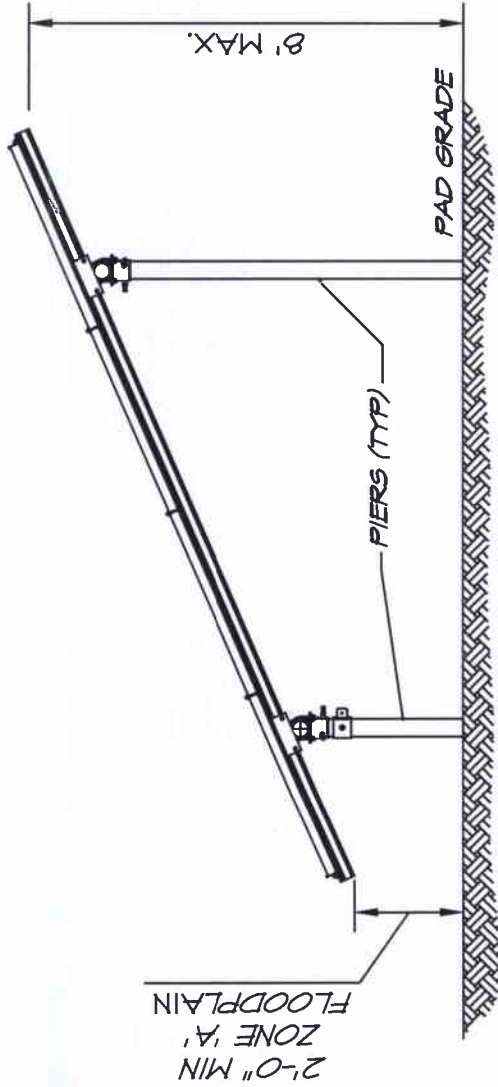
SCALE:	1" = 100'
DATE:	12-22-2015
DRAWN BY:	AM
CHECKED BY:	AM
DATE:	12-22-2015
CHECKED BY:	AM
DATE:	12-22-2015
CHECKED BY:	AM
DATE:	12-22-2015
CHECKED BY:	AM

WEBB ASSOCIATES
2000 ALASKA STREET
PHOENIX, AZ 85016
PHONE: (602) 964-4070
FAX: (602) 964-4258

DATE:	12-22-2015
DRAWN BY:	AM
CHECKED BY:	AM
DATE:	12-22-2015
CHECKED BY:	AM
DATE:	12-22-2015
CHECKED BY:	AM



DESIGNED: MB	INTERCONNECTION DETAIL
CHECKED:	ALBERT A. ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE CA. 92506
DATE: 9/4/15	WEBB ASSOCIATES
SCALE: NTS	PH. (951) 686-1070 FAX (951) 788-1256
LOCATION: SunAnza PROJECT	
ADDRESS:	



DESIGNED: MB
 CHECKED:
 DATE: 9/4/15
 SCALE: NTS

FIXED TILT - CROSS SECTION

ENGINEERING CONSULTANTS
 3788 MCCRAY STREET
 RIVERSIDE CA. 92506
 PH. (951) 686-1070
 FAX (951) 788-1256



LOCATION: SunAnza PROJECT
 ADDRESS:

PUBLIC USE PERMIT #00929

PROJECT DESCRIPTION
INTERCONNECTION FACILITY BETWEEN EXISTING ANZA SOLAR FACILITY AND EXISTING ANZA SOLAR FACILITY.

OWNER
ANZA ELECTRIC COOPERATIVE, INC.
1501 CALIFORNIA STREET
P.O. BOX 3719
SAN ANTONIO, TEXAS 78234
PHONE: (512) 885-4333

APPLICANT
ARIZONA ELECTRIC POWER COOPERATIVE, INC. (AEP/CO)
P.O. BOX 4723
TUCSON, ARIZONA 85702
PHONE: (520) 386-3668

ENGINEER
ALBERT A. HEBB ASSOCIATES
2332 BERNARDINO DRIVE
RIVERSIDE, CALIFORNIA 92506
PHONE: (951) 696-0170
FAX: (951) 686-1226

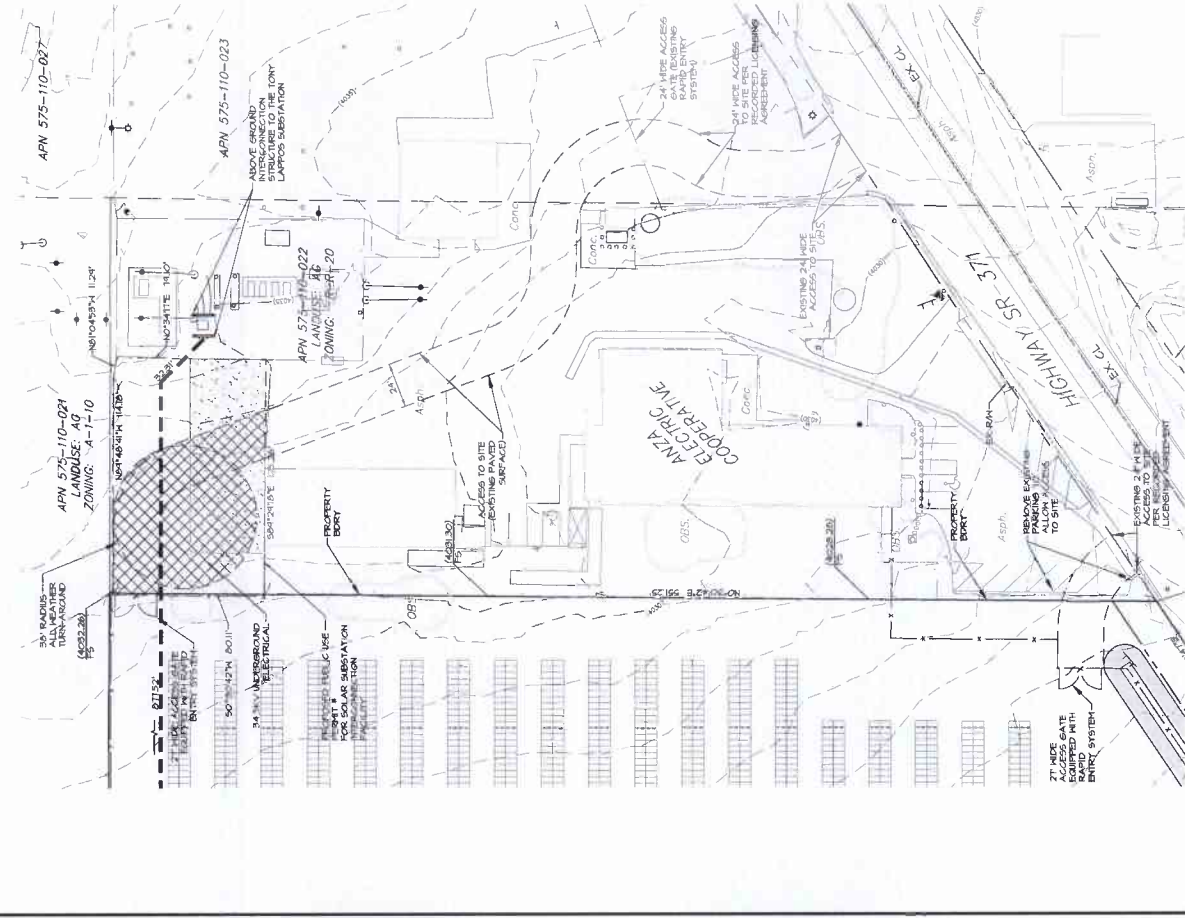
ASSESSOR'S PARCEL NUMBER
10-00-022

ACRES
0.12

PROPOSED SUBSTATION INTERCONNECTION 0.12 ACRES

LAND USE ZONING
EXISTING LAND USE: ANZA ELECTRIC FACILITY
PROPOSED LAND USE: ADDITION OF SOLAR SUBSTATION
EXISTING AND PROPOSED GENERAL PLAN LAND USE: AS SHOWN ON THE GENERAL PLAN LAND USE MAP
APN 575-110-022 AND PROPOSED ZONING: R-1-C-20
HENRY JIMENEZ SCHOOL DISTRICT

UTILITIES
WASTEWATER: WASTEWATER TANK/WELL
SEWER: SEWER
WATER: SEWER
ELECTRICAL: ANZA ELECTRIC COOPERATIVE



VICINITY MAP
NOT TO SCALE
SECTION 14, T. 15N, R. 5E, S.B.M.

- NOTES**
- THOMAS PROS 88th EDITION MAP BOOK 16-485, GRID D4
 - PROJECT IS NOT WITHIN A SPECIFIC PLAN
 - EXISTING UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY. THERE IS AN EXISTING METEOROID ELECTRICAL FACILITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, T. 15N, R. 5E, S.B.M.
 - LAND IS SUBJECT TO LOW AND MODERATE LIQUIDATION POTENTIAL. THIS MAP IS NOT TO BE USED FOR ANY PURPOSES OF FLOODING PER FEMA MAP NO. 08060282505.
 - EXISTING UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY.
 - AERCO AND ANZA ENTERED INTO A LEASE AND LICENSE AGREEMENT FOR THE USE OF THE INTERCONNECTION STRUCTURE TO THE TONY LAPPAS SUBSTATION AND THE TWO ADJACENT TOWNS.

LEGAL DESCRIPTION
SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS SECTION 14.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00°30'40" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°00'00" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 14 A DISTANCE OF 140.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

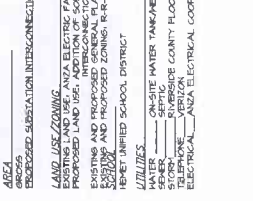
THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

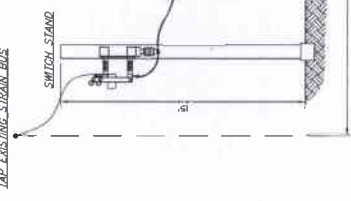
THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°34'10" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING;



ACCESS ROAD DETAIL
24" WIDE MIN. OVER NATIVE



ELECTRICAL INTERCONNECTION DETAIL
RISER ELEVATION
BUS ELEVATION
TRANSFORMER
BREAKER
SUBSTATION ENCLOSURE
ELECTRICAL INTERCONNECTION



REVISED PER LDC COMMENTS DATED 10-20-2015	DATE	BY
REVISIONS		

SunAnza SOLAR PROJECT
PUBLIC USE PERMIT # 00929
FAST TRACK # 2015-01
SITE PLAN

SCALE: 1" = 30'	DATE: 10/20/2015	SHEET: 7	OF: 7
CHECKED: J.A.	DATE: 10/20/2015	CHECKED: J.A.	DATE: 10/20/2015
DESIGNED: J.A.	DATE: 10/20/2015	DESIGNED: J.A.	DATE: 10/20/2015

PROJECT NO. 10-00-022

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42833

Project Case Type (s) and Number(s): Agriculture Diminishment No. 01053, Conditional Use Permit No. 03729, and Public Use Permit No. 00929

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russel Brady, Project Planner

Telephone Number: (951) 955-3025

Applicant's Name: Arizona Electric Power Cooperative, Inc

Applicant's Address: PO Box 391909, Anza, CA 92539

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project is the construction and operation of a 3.5 megawatt (MW) ground mounted utility scale Photovoltaic (PV) solar facility located in the unincorporated community of Anza in Riverside County. (See **Figure 1 Regional Map and Figure 2 – Aerial Map**). The proposed Project is planned to be located directly north of State Route 371 (SR-371) and west of the existing Anza Electric Cooperative Inc. (Anza) office and yard. Specifically, the proposed Project will be located on an existing 20 acre parcel (APN 575-110-034) (see **Figure 3-Site Plan**).

As shown in **Figure 2**, the proposed Project will interconnect directly to Anza's nearby Tony Lappos substation. Access to the proposed Project site will be obtained from SR-371 and through Anza's existing corporate site.

Anticipated improvements include drainage controls under the solar panels and an access road, fencing and berm on the south perimeter of the site. Specifically, 6-foot high chain link fence is proposed around the solar portion of the property. Additionally, a 2 foot high berm along with the 6-foot fencing with slats will be installed in the Project frontage to aid with screening the Project site from vehicles traveling along SR-371.

Solar panels will be the predominant feature of the proposed Project and will encompass most of the 20 acre site. Solar panels will be organized in rows, with each row separated from each other by approximately 15 feet (from post to post). Each solar panel will be a fixed tilt cross section approximately 8 feet in height at its upper most angle and 2 feet above the ground at its lowest angle, which is the optimal orientation for the latitude of the site. A cross section of a typical panel is provided in **Figure 4**.

Project construction is expected to require approximately 6 months for Phase 1. The Project construction commencement and completion date for Phase 2 is currently unknown.

- Phase 1 is located in the western half of the site and will generate up to 2 MW. Phase 1 will consist of 8,289 modules. During construction of the Phase 1 solar facilities the entire site will be graded to control onsite runoff.
- Phase 2 is located in the eastern half of the site and will generate up to 1.5 MW. Phase 2 consists of 6,952 modules.

Operation and maintenance activities associated with the Project will be minimal. The facility will be unmanned and will require periodic equipment maintenance every 1-2 days. Activities will be monitored remotely by staff at an offsite location.

The proposed Project will require the following land use enlistment applications:

Agriculture Diminishment No. 01053: The 20 acre site is located within the Anza No. 1 Agriculture Preserve. The Project proposes an Agriculture Diminishment application to remove the site from the Anza No. 1 Agriculture Preserve and to allow for the proposed non-agricultural use.

Conditional Use Permit No. 03729: The Project site is zoned "Light Agriculture with 10-acre minimum" (A-1-10), which allows a "solar power plant on a lot 10 acres or larger" with the issuance of a Conditional Use Permit (CUP). Therefore, the proposed Project includes the preparation of a CUP application.

Public Use Permit No. 00929: The Project proposes to construct, operate and maintain a 3.5 megawatt PV solar energy generating facility. The solar power plant would generate and deliver solar power to Anza Electric Cooperative customers by interconnecting directly to Anza Electric Cooperative's existing Tony Lappos substation. In order to connect this facility to the substation it is necessary to construct a transformer with transmission lines, which will traverse the project site to the adjacent substation. Therefore, the proposed Project includes the preparation of a PUP application in order to interconnect to the adjacent property and not for power generation.

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

C. Total Project Area: 20 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 20 acres (agriculture)	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 19

D. Assessor's Parcel No(s): 575-110-034

E. Street References: The proposed Project site is located immediately west of the Anza Electric Cooperative office and yard complex; immediately north of State Route 371 (SR-371); approximately 1,500 feet east of the Kirby Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 14, Township 7 South, Range 3 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is vacant undeveloped land that is designated for Agriculture in the General Plan. The site is relatively flat with no significant elevation contours; elevation ranges from 4,004 above mean sea level (amsl) to 4,032 amsl. Surrounding land uses consist of vacant land to the north of the site that is designated for Agriculture and Open Space Rural in the General Plan; vacant land to the west of the site that is designated for Rural Residential and Agriculture in the General Plan; SR-371, a paved 2 lane highway is located immediately to the south of the site followed by commercial uses and open space areas; the Anza office and yard complex is located immediately east of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Although the Project site is not subject to a Williamson Act Land Conservation Contract the Project site is within the Anza No. 1 Agricultural Preserve. Therefore, as a part of the entitlement applications the Project proposes an Agriculture Preserve Diminishment application to allow for the proposed non-agricultural use. Nonetheless, the proposed Project is consistent with the Agriculture (AG) land use designation in the General Plan and meets all other applicable land use policies see **Figure 5-Existing Land Use**). The Project site is zoned "Light Agriculture with 10-acre minimum" (A-1-10), which allows a "solar power plant on a lot 10 acres or larger" with the issuance of a CUP (see **Figure 6-Existing Zoning**).
- 2. Circulation:** The Project proposes to interconnect directly to Anza's existing office and yard completed located immediately west site and to obtain access from SR-371 through the existing site. Thus, adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but is not located within a Criteria Cell. No natural open space land was required to be preserved within the boundaries of the Project. The proposed Project meets all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The Project does not propose any uses or structures that will allow for future occupancy. Implementation of the Project will not conflict with any applicable Safety Element policies.
- 5. Noise:** Construction and operation of the Project will not generate noise levels in excess of standards established in the General Plan and/or Riverside County Ordinance No. 847 regulating noise. The Project meets all other applicable Noise Element policies.
- 6. Housing:** The proposed Project does not include any new housing and does not impact any Housing Element policies.
- 7. Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities and shall adhere to South Coast Air Quality Management District (SCAQMD) standards. The Project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Riverside Extended Mountain Area Plan (REMAP)

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

D. Land Use Designation(s): Agriculture (AG)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** REMAP
2. **Foundation Component(s):** Agriculture (AG) to the north, east and west, Community Development (CD) and Rural Community (RC) to the south.
3. **Land Use Designation(s):** Agriculture (AG) to the north, east, west; Commercial Retail (CR) and Estate Density Residential (EDR) to the south
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Light Agriculture with 10-acre minimum (A-1-10)

J. Proposed Zoning, if any: No change

K. Adjacent and Surrounding Zoning: Light Agriculture with 10-acre minimum (A-1-10) to the north and west; Rural Residential with 20-acre minimum (R-R-20) to the east; Rural Residential with 2 ½-acre minimum (R-R-2 ½) and Scenic Highway Commercial (C-P-S) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) will 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 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 checked="" 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

Date

Printed Name

For Steve Weiss, AICP, Planning Director

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Figure 1 – Regional Map

Figure 2 – Aerial Map

Figure 3 - USGS

Figure 4 – Site Plan

Figure 5 Typical Solar Panel Cross Section

Figure 6 – Existing Land Use

Figure 7 – Existing Zoning

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
AESTHETICS Would the project				
1. Scenic Resources				
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: Caltrans; Project Application Materials; REMAP; WEBB(a)

Findings of Fact:

- a) SR-371 is not a state designated scenic highway, nor has it been identified as eligible to be a scenic highway. The nearest designated scenic highway is SR-74, approximately 3 miles east of the Project site. Therefore, the Project will have no impact upon a scenic highway corridor.
- b) The Project site consists of land that has historically been used for agriculture. No scenic resources occur at the Project site. According to the County's Riverside Extended Mountain Area Plan where the Project site is located, scenic resources in the region include mountain peaks, rolling foothills, rock outcroppings, numerous springs and streams, valleys, variety of plant life from desert scrub to pine forests. Prominent scenic resources include the mountainous terrain of the San Jacinto Mountains, San Bernardino National Forest, and Mount San Jacinto State Wilderness, Lake Hemet, and the Garner Valley along SR-74, Lake Riverside, the Anza Valley, the Santa Rosa Wilderness, Anza Borrego Desert State Park, and numerous passive recreational areas.

Of these above-listed resources, the Project site is within the Anza Valley, and views of the mountains and rolling foothills are available from the Project site. Due to the Project site's location within the Anza Valley, Project implementation may potentially affect this scenic resource. The solar panels will be approximately eight feet in height, organized in rows spread 15 feet apart, located on an approximately 20-acre site off of SR-371 and adjacent to the existing Anza office. The Project site is on relatively flat terrain near the eastern end of the Anza Valley. The relatively small size of the Project site and low-profile of the solar panels preclude the Project's ability to substantially impact the Anza Valley as a scenic resource or scenic vista. In addition, to the solar panels' low profile they will have an overall appearance of dark blue or black-tops, which will be surrounded by a thin metallic frame and supported by a

metallic frame, located below the solar panel. Furthermore, the solar panels will be orientated facing southward for maximum solar energy, which would result in only the dark blue or black tops of the panels being visible, by essentially hiding the metallic support frames from all viewpoints. Based on the southward orientation, low profile, and adequate spacing between panels it can be concluded that the panels will not obstruct other scenic resources or vistas in the Project area such as background or mid-ground views of the mountains and rolling foothills. The Project's solar panels will be most noticeable to motorists along SR-371, traveling in close proximity to the site, and thus open to public view. In order to offset motorist visibility from SR-371, the Project proposes the following: preservation of the trees and sparse vegetation located along SR-371; installation of a two feet tall berm along the southern portion of the site fronting SR-371; and installation of a six feet high slatted chain link fence which will enclose the perimeter of the solar panel portion of the Project site. Although installation of the solar panels, berm, and fencing will change the appearance of the Project site, this change does not adversely impact the visual quality of the Project site or surrounding area because the Project site is currently vacant and does not include natural features or resources that are considered to be visually enhancing to the area. Thus, the solar panels are not considered aesthetically offensive due to the relatively limited visibility of the panels from passing motorists through the Anza Valley, and that the solar panels have been designed to prevent being a substantial source of glare that might otherwise affect a motorist along SR-371 or those living within the general vicinity. Therefore, impacts will be less than significant.

Mitigation: None required

Monitoring: None required

2. Mt. Palomar Observatory

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

Source: RCMC, Ord. No. 655

Findings of Fact:

a) The proposed Project is located approximately 18.55 miles from the Mount Palomar Observatory and shall be subject to the "Zone B" lighting standards of Riverside County Ordinance No. 655. The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures which would direct undesirable light into the night sky, thereby having a detrimental effect on astronomical observation and research. The subject ordinance regulates lighting type, shielding, hours of operation, prohibitions, permanent exceptions, temporary exemptions, and other lighting-related topics according to the zone in which a Project is located. Through compliance with the regulatory requirements of Ordinance No. 655, there will be less than significant impacts related to interference with the nighttime use of the Mt. Palomar Observatory.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; WEBB(a)

Findings of Fact:

- a) With regard to potential temporary impacts, Project construction will occur during the daytime hours; thus, no other lighting is anticipated to be used at the solar facility. With regard to potential long-term impacts, because the Project doesn't include any artificial lighting impacts to surrounding properties is not anticipated. Artificial lighting will not be a significant source of light or glare from the Project site as no lighted signage and no substantial safety or security lighting will be installed. Additionally, the on-site lighting will adhere to Ordinance No. 655, which regulates lighting to reduce nighttime lighting through lighting type and shielded.

Glare was found not to be an issue in the visual impact study prepared for the Project. The visual impact study conducted a reflectivity comparison of a PV solar panel surface to that of many other common surfaces such as dirt and rock, like that comprising the existing surface of the Project site, and was found to be equal to or less than the other surfaces. Additionally, examples were provided of substantially larger PV solar panel projects being installed adjacent to runways and on terminal rooftops at commercial and military airports that do not impact these uses that are highly sensitive to glare. Therefore, impacts will be less than significant.

- b) There are no residential properties immediately adjacent to the Project site. However, residential uses are located at farther distances to the north, west, south, and southeast. The nearest of these is a single-family residence approximately 440 feet southwest of the Project site boundary (and approximately 550 feet from the nearest proposed solar panel array). There is also a concentration of large-lot low-density housing to the southeast. The nearest home in that area is approximately 1,200 feet from the Project site. Even so, these residential properties will not be exposed to unacceptable light levels as the Project doesn't consists of on-site security lighting that will "spillover" onto adjacent properties or into the night sky. The solar panels, too, will not result in glare impacts to these residential uses during the daytime from panel reflectivity as determined by the visual impact study for the Project. Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: DOC(a), DOC(b), DOC(c), RCMMP, Ord. No. 348, Ord. No. 625, REMAP

Findings of Fact:

a) According to 2012 Farmland data for the County, the entirety of the Project site is comprised of state-designated Farmland. Approximately 20 acres of the site is designated Prime Farmland; 0.82 acres in the northern portion of the site is designated Unique Farmland; the remainder of the site is designated as urban/built land. Prime Farmland is defined as land with the best combination of physical and chemical features which allow it to be able to sustain long term agricultural production. Further, this land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. However, in order for land to be designated as Prime Farmland the land must have been used for irrigated agriculture production at some point in time for four consecutive years prior to the mapping date. Although the 2012 Farmland data designates the Project site as Prime Farmland, a review of historic aerial photographs indicate no farming has taken place on the site since 2006, thus, it is expected that when the State DOC produces the 2014 Farmland maps, the Project site will no longer be designated as Prime or Unique Farmland¹. Although implementation of the Project will convert the on-site Prime and Unique Farmland to a non-agricultural use, construction of the solar power facility will not convert the existing soils; thus, the opportunity for future agricultural uses will still be achievable for the site. However, because the site no longer meets the State's definition of Prime or Unique Farmland and the site will not convert the soils in such a way that will terminate any potential future agricultural use impacts with regard to the conversion of Farmland are considered to be less than significant.

b) The Project site is zoned "Light Agriculture with 10-acre minimum" (A-1-10) and the proposed Project will not conflict with the existing zoning because a solar power plant on a lot 10 acres or larger is a permitted use for this zone per Ordinance No. 348 Section 13.1(C)(12).

The Project site is not on or near land under an active Williamson Act contract. However, the Project site is within the County's Anza No. 1 Agricultural Preserve. An agricultural preserve is established through a Land Conservation Contract signed by the owners of the property in agriculture and the County. This contract is founded upon the provisions of the California Government Code sections known as the California Land Conservation Act of 1965 or as the Williamson Act (Section 51200, et. seq.). The Williamson Act allows the County to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value. The Anza No.1 Agricultural Preserve was recorded and adopted by the County in February 1970. A Notice of Non-Renewal was recorded with the County on October 20, 1981, and the Land Conservation

¹ The most up-to-date Important Farmland Map data for Riverside County is from 2012. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/riv12_e.pdf

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Contract formally expired in October 1991. Even so, the proposed Project includes an Agricultural Diminishment applicable to remove the 20-acre Project site from the Anza No. 1 Agricultural Preserve. Thus, as the Project proposes an Agricultural Diminishment to remove the Project site from the Agricultural Preserve, and approval of the Project will be coupled with approval of the Agricultural Diminishment application, the Project will not impact an Agricultural Preserve as the site will no longer be within such a designation. Therefore, with regard to impacting land subject to Williamson Act contract or Agricultural Preserve, impacts will be less than significant.

- c) Project implementation will result in a non-agricultural use (solar panel facility) within 300 feet of agriculturally-zoned property to the north and west of the Project site. As mentioned above, the Project's proposed use is consistent with the existing agricultural zoning on site. The intent of the County's Right-To-Farm Ordinance (Ordinance No. 625) is to conserve, protect, and encourage the development, improvement, and continued viability of agricultural land and industries in the County for the long-term production of food and other agricultural products, and for the economic well-being of the County's residents. The Project's solar facility, albeit, adjacent to agriculturally-zoned land, will not materially affect the use of the off-site land to the north or west for continued agricultural operations. Additionally, the Project's solar facility is an unmanned use, and as such, continued off-site agricultural operations will not be or become a nuisance. Therefore, impacts will be less than significant.
- d) The Project's solar panel facility will provide a renewable source of electricity supply for the Anza Electric Cooperative service area customers. Construction and installation of the solar panel arrays at the 20-acre Project site will be realized over two phases with Phase 1's construction taking approximately 6 months to achieve the operation and Phase 2's construction timeframe being currently unknown for the 3.5 MW-generating solar facility. The applicant does not anticipate expanding the Project site, due to the adjacent land to the north and west, which would entail the conversion of agricultural lands. Moreover, the construction and operation of a solar panel facility at the Project will serve existing customers with renewable sources of electricity supply, and will not involve other changes to the environmental that would result in the conversion of Farmland to non-agricultural uses. Subsequent development is not expected to directly result because of this Project. Any subsequent development would reasonably occur pursuant to the Riverside Extended Mountain Area Plan, which includes the Anza Valley and identifies and accommodates this area as a large-lot rural residential community along SR-371 with commercial services along the highway serving residents and the traveling public. Minimal utilities and services are available in the community, which constitutes a development constraint, and this fact will continue to be the case regardless of the Project (i.e., the Project does not propose or require the extension of any utilities or public services). Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

5. Forest

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))?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCGP Figure OS-3 "Parks, Forests and Recreation Areas," Project Application Materials.

Findings of Fact:

- a) The Project site and surrounding properties are not zoned for nor do they contain any forest land or timberland resources. Therefore, there will be no zoning conflicts; no impacts will occur.
- b/c) Implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use as there is no forest land in the vicinity of the Project site. Therefore, there will be no impact.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: AQMP, SCAQMD CEQA Air Quality Handbook, WEBB(b)

Findings of Fact:

- a) The Air Quality Management Plan (AQMP) for the South Coast Air Basin sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections or evaluation of assumed emissions.

The proposed Project is a solar facility that is consistent with existing zoning and land use designation. Further daily construction and operation Project emissions will be below the SCAQMD localized threshold of significance. Therefore, the Project will not conflict with or obstruct implementation of the AQMP; no impacts will occur.

- b) Air quality impacts can be described in short- and long-term perspectives. Short-term impacts may occur during Project construction. Long-term air quality impacts may occur once the Project is in operation.

The proposed Project's short-term emissions were evaluated using the CalEEMod version 2013.2.2 computer program (WEBB(b)). The Project will be subject to South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust. The Air Quality/Greenhouse Gas (AQ/GHG) Analysis evaluated Project compliance with Rule 403 by incorporating the option of watering the site three times daily. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Maximum daily emissions from Project construction are summarized in Table 1 located below an compared to the SCAQMD daily regional thresholds.

Table 1 - CalEEMOD Model Results, Short-Term Impacts

Activity	Maximum Daily Emissions (lbs/day)					
	VOC	NOX	CO	SO2	PM-10	PM-2.5
SCAQMD Daily Thresholds Construction	75	100	550	150	150	55
Daily Project Emissions Construction	4.58	40.74	26.25	0.05	3.15	2.33
Exceeds Threshold Y/N	N	N	N	N	N	N

Source: Table 2, WEBB(b)

As shown in the table above, maximum daily short-term emissions from Project construction will not exceed the regional thresholds set by SCAQMD. Additionally, the Project's construction emissions will be below the SCAQMD localized thresholds of significance. Therefore, the Project's construction impacts will be less than significant.

As the Project will generate solar energy, the only long-term emissions are from infrequent trips to the site by vehicles driven by visits maintenance personnel and are considered negligible. Therefore, the long-term impacts are considered less than significant.

Therefore, the Project's impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The portion of the South Coast Air Basin within which the Project is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under both state and federal standards. Since the proposed Project does not conflict with any land use designations, it is in conformance with the AQMP, and the Project's emissions do not exceed the SCAQMD established thresholds of significance; the Project's net increase in criteria pollutant emissions for which the Project region is non-attainment is not cumulatively considerable. Impacts will be less than significant.
- d) As stated in the AQ/GHG Analysis (WEBB(b)), sensitive receptors include scattered, existing rural residences in the vicinity of the site with the closest receptor being a school approximately 950 feet (290 meters) southeast of the site.
As discussed in Item 6b), above, short-term emissions will only be generated in the Project area during construction of the Project and have been found to be less than significant. Operational emissions were also found to be negligible and less than significant. Hence the Project will not expose sensitive receptors to substantial pollutant concentrations and impacts are considered less than significant.
- e) The proposed Project will not involve the construction of sensitive receptors (i.e. residences). Therefore, no impacts are anticipated.
- f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration, quantity of emissions in the Project area, and the Project will not expose substantial numbers of people to objectionable odors. Impacts from short-term construction odors are less than significant.

Mitigation: None required

Monitoring: None 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The Project site is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to conserve habitat for selected species throughout western Riverside County. The MSHCP consists of several Criteria Areas and Criteria Cells that assist in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation in the MSHCP. In addition to Criteria Cell requirements, the MSHCP requires consistency with Section 3.2.2 (Relationship to Reserve Assembly), Sections 6.1.2 (Protection of Species Associated within Riparian/Riverine Areas and Vernal Pools/Fairy Shrimp), 6.1.3 (Protection of Narrow Endemic Plant Species and Criteria Area Plant Species), 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Section 7.5.3 (Construction Guidelines), and Appendix C (Standard Best Management Practices). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan, pursuant to Section (a)(1)(B) of the Endangered Species Act as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001. The following discussion analyzes the Project's consistency with the above-referenced sections of the MSHCP as based on the habitat assessment prepared by AMEC Foster Wheeler in July 2015 for the Project (AMEC(a), pp. 4-5).

MSHCP Section 3.2.2 (Project Relationship to Reserve Assembly)

The Project site is not in or adjacent to any MSHCP Criteria Cells, corridors, or Criteria Areas. The Project will have no effect on the Reserve Assembly in that regard. However, the Project site is within two MSHCP designated survey areas; specifically, Mountain Yellow-legged Frog (*Rana muscosa*) and Los Angeles Pocket Mouse (*Perognathus longimembris brevinasus*; LAPM), which are discussed further under MSHCP Section 6.3.2 subheading, below.

MSHCP Section 6.1.2 (Protection of Species Associated within Riparian/Riverine Areas and Vernal Pools/Fairy Shrimp)

There are no areas on the Project site that appear capable of holding water, and thus, there are no vernal pools or fairy shrimp habitat present. The two on-site drainages appear to convey water only during significant rain events and do not support habitat for the species listed in Section 6.1.2 of the MSHCP. Thus, their only potential functions and values to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Area and the species that it supports, involves the conveyance of water and potentially sediment and/or nutrients/pollutants downstream.

Topography suggests that all flow in the Project area, unless impeded, drains into Cahuilla Creek. Cahuilla Creek does not enter MSHCP planned conservation lands for approximately 10 miles southwest of the Project area, where it enters Criteria Cell 6828. According to the habitat assessment, direct effects of the Project to riverine/riparian resources within the Conservation Area, if any, will be minimal and buffered by distance. However, to fully assess potential impacts to riparian/riverine areas, a jurisdictional delineation of waters was prepared for this Project by AMEC Foster Wheeler on September 18, 2015.

According to the jurisdictional delineation, AMEC Foster Wheeler conducted a field survey on August 19, 2015 to identify jurisdictional waters, wetlands, and associated riparian/riverine habitat that could potentially be impacted by the development of the Project. CDFW jurisdiction was defined by measuring the elevations of land that confine a stream to a definite course when its waters rise to their highest level and to the extent of associated riparian/riverine vegetation. Furthermore, riparian/riverine jurisdictional areas under the MSHCP were mapped similar to CDFW jurisdiction except where the water feature was artificially created for purposes other than mitigation or enhancement of wildlife habitat. The biologist walked the entire length of a man-made soft-bottomed roadside drainage ditch to determine jurisdictional boundaries within the Project site. Thus, it was determined through the field survey that the site contained only one ephemeral jurisdictional drainage, which flows 1,105 linear feet before leaving the site whereby 0.2 acres of the drainage ditch was classified as being CDFW jurisdiction and riparian/riverine. The drainage was lightly vegetated with annual bur-sage (*Ambrosia acanthicarpa*), Russian thistle (*Salsola tragus*), California evening primrose (*Oenothera californica*), and Bermuda grass (*Cynodon dactylon*). Because the Project will not impact this drainage feature it is in compliance with the MSHCP Section 6.1.2 and there will be no impacts to riparian/riverine habitat is therefore less than significant. (AMEC(b) pp. 4-6-5-1)

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species and Criteria Area Plant Species)

The Project site is not within any Narrow Endemic Plant Species Survey Area or Criteria Area Plant Survey Area. No sensitive plant species were detected on site during the field survey for the Project's habitat assessment.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The guidelines presented in Section 6.1.4 of the MSHCP are intended to address indirect effects associated with development in proximity to the MSHCP Conservation Area. As this Project does not occur at any urban/wildlands interface, the Project will have no effect on such areas.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The Project site is within the designated habitat assessment areas for Mountain Yellow-legged Frog and Los Angeles Pocket Mouse (LAPM). A habitat assessment was conducted over the entire site.

For Mountain Yellow-legged Frog, the MSHCP states that "suitable habitat for this species includes portions of streams and other water bodies that contain cool, perennial water in montane riparian habitats within the San Jacinto Mountains above 370 meters (1,214 feet amsl) in elevation." Although the elevation of the site is approximately 1,225 meters (4,019 feet amsl) with potential drainage channels, it contains no perennial water and cannot support Mountain Yellow-legged Frogs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For LAPM, the MSHCP states that it “inhabits open ground of fine sandy composition,” often associated with washes. The Project site contains sandy soils and washes. Although the site has been disturbed by agriculture, small mammals appear to have persisted in refugia such as the on-site ditch, along fence lines, and around obstacles such as trees, as evidenced by numerous burrows. Therefore, the Project site was deemed to have suitable habitat for LAPM, and a presence-absence trapping survey was conducted by AMEC Foster Wheeler.

A trapping survey is generally conducted for ten consecutive nights, but one LAPM was captured during the first trap check on the first day of trapping. Therefore, the Project site was shown to be occupied, and no additional trapping was conducted. (AMEC(a), p. 6)

The survey consisted of a total of 90 trap-nights (number of traps multiplied by the number of nights), and the trapping success rate was 12.2 percent (see **Table 2**). In addition to LAPM, one other small mammal species was captured: the North American Deermouse (*Peromyscus maniculatus*). **Table 2** presents the complete results of the trapping survey.

Table 2 – LAPM Trapping Survey Results

Species	June 26, 2015, Trappings	Totals
LAPM	1	1
North American Deermouse	10	10

Total trapping success equals 12.2 percent (11 captures in 90 trap-nights)

Because LAPM is present on the Project site, a Determination of Biologically Equivalent or Superior Preservation (DBESP) report is required. Accordingly, the DBESP for LAPM was prepared by AMEC Foster Wheeler on September 21, 2015 and revised April 2016.

As a result of the LAPM trapping a meeting to discuss LAPM mitigation was held on September 17, 2015 with the Regional Conservation Authority (RCA), and various wildlife agencies. In order to mitigate for the loss of 2.7 acres of occupied LAPM habitat, mitigation measure **MM BIO 1** will be implemented. Mitigation measure **MM BIO 1** requires payment for land within RCA's Geller No. 2 property, which was approved as being biologically superior preservation in comparison to the habitat of the Project site, at a ratio of 1:1 or another ratio that is determined to be adequate to provide biologically equivalent or superior preservation. With implementation of mitigation measure **MM BIO 1**, the proposed Project complies with MSHCP Section 6.3.2.

MSHCP Section 7.5.3 (Construction Guidelines)

The MSHCP Construction Guidelines are intended to address construction effects in proximity to the MSHCP Conservation Area and Public/Quasi-Public Lands. There are no Conservation Area or Public/Quasi-Public Lands on or immediately surrounding the Project site.

MSHCP Appendix C (Standard Best Management Practices)

The MSHCP Standard BMPs pertain to the same types of activities as the MSHCP Construction Guidelines. As mentioned above, there no Conservation Area or Public/Quasi-Public Lands occur on or immediately surrounding the Project site.

For the reasons discussed in the preceding paragraphs, with incorporated of mitigation measure **MM BIO 1**, potential impacts related to conflicts with a conservation plan will be less than significant.

- b/c) AMEC Foster Wheeler conducted an on-site habitat assessment on June 23, 2015. Additionally fieldwork was conducted on June 25 and 26, 2015, for the trappings and LAPM surveys. Weather conditions were favorable during all survey visits. A list of all plant and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vertebrate species detected are attached as Appendices I and II to AMEC Foster Wheeler’s habitat assessment (Appendix B to this document). Regarding the on-site vegetation, the Project site is characterized as “Disturbed Lands.” The dominant species on site were Russian Thistle (*Salsola tragus*) and the dried remains of fiddleneck (*Amsinckia* sp.). Although a few native plants (mainly annuals) persist, of the 34 plant species identified on the site, only 17 are native to the region and many of them are weedy species. Rows of small, non-native, planted trees are present along the north edge of the on-site ditch and the fence line of the Anza office east of the proposed solar facility site. (AMEC(a), pp. 1-2)

None of the plant observed species on the Project site are sensitive species, federally- or state-listed. However, of the vertebrate species observed at the site, two are sensitive species: California Horned Lark (*Eremophila alpestris actia*) and LAPM (as discussed above). It should also be noted that while listed bird species such as Coastal California Gnatcatcher (*Polioptila californica californica*), Least Bell’s Vireo (*Vireo bellii pusillus*), and Southwestern Willow Flycatcher (*Empidonax traillii extimus*) have been known to occur within the area, the Project’s habitat assessment determined no suitable habitat is present at or near the Project site for these listed bird species (AMEC(a), p. 2).

The California Horned Lark is a California Department of Fish and Wildlife’s (CDFW) “Watch List” species, and is also a covered species under the MSHCP. Additionally, the California Horned Lark is a nesting bird that is also protected by the Migratory Bird Treaty Act (MBTA). As the California Horned Lark is covered by the MSHCP, adherence to the MSHCP and MBTA mitigates potential impacts to this bird species (AMEC(a), p. 2). Project compliance with MBTA is required by mitigation measure **MM BIO 2**, as discussed below. Further, regarding LAPM, this species is CDFW-listed Species of Special Concern. As discussed above, surveys determined that LAPM occupy the Project site, and as such a DBESP for LAPM was prepared. As stated above, results of the LAPM trapping on the first night prompted a meeting with RCA and other wildlife agencies on September 17, 2015 to discuss possible LAPM mitigation. It was decided that the 2.7 acre LAPM occupied area within the Project site was deemed unsuitable for conservation and in order to reduce impacts to the LAPM mitigation measure **MM BIO 1** will to be implemented to reduce impacts related to LAPM to less than significant.

Therefore, implementation of mitigation measures **MM BIO 1 and MM BIO 2**, and compliance with the MSHCP, will reduce potential impacts to LAPM and California Horned Lark to less than significant levels.

Furthermore, according to the January 18, 2016 Avian Protection Plan (APP) prepared by AMEC Foster and Wheeler, the proposed Project site and surrounding area supports various bird populations year-round. **Table 3** identifies the Special-status bird species that have been known to occur in the Project’s USGS quadrangle or in one of the eight quadrangles surrounding it and that are most susceptible to electrocution and collision mortality associated with above-ground electrical lines.

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

Table 3 – Special-Status Birds that Occur or May Occur On-Site

Species	Status (State/Federal)	Habitat Association	Potential for Occurrence On-site
<i>Accipiter cooperii</i>	WL	Woodlands, including wooded suburbs	No nesting habitat on-site, may forage.
<i>Aquila chrysaetos</i> golden eagle	SSC, FP/BCC BGEPA	Rolling foothills, mountain areas, sage-juniper flats, & grasslands, pastures, and croplands.	No nesting habitat on-site, may forage.
<i>Athene cunicularia</i> burrowing owl	SSC	Open, dry annual or perennial grasslands, deserts, scrublands, and agricultural fields characterized by low growing vegetation.	Could occur and nest, but site is not in MSHCP designated survey area for the species.
<i>Buteo swainsoni</i> Swainson's hawk	THR	Grasslands with scattered trees, juniper-sage flats riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees.	Potential forager only in migration does not nest in project region.
<i>Buteo regalis</i> ferruginous hawk	SSC	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Potential forager only in winter, does not nest in project region.
<i>Circus cyaneus</i> northern harrier	SSC	Nest & forage in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge.	No nesting habitat on-site, may forage.
<i>Eremophila alpestris actia</i> California horned lark	WL	Short-grass prairies, bald hills, open coastal plains, mountain meadows, fallow grain fields, alkali flats.	Detected on-site, may nest.
<i>Falco mexicanus</i> prairie falcon	WL/BCC	Dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	No nesting habitat on-site, may forage.
<i>Falco peregrinus</i> peregrine falcon	FP/BCC	Wetlands, open water, grasslands, cliffs and outcrops	No nesting habitat on-site, no CNDDDB records in area, but may be attracted to the area by waterfowl prey in area agricultural ponds.
<i>Lanius ludovicianus</i> loggerhead shrike	SSC	Open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	Could occur nesting or foraging.

Status Key: BBC – federal bird conservation concern, BGEPA – Bald and Golden Eagle Protection Act, FP – state fully protected, SSC – state species of special concern, THR –threatened, WL-state watch list species.

Electrocution of collision mortality of state or federally listed species may be considered take pursuant to the state or federal endangered species acts and in the absence of required permits may constitute violations of one or both acts. In addition to the species listed in Table 2, the following are raptors that are protected by state and federal law that may or do occur on-site: golden eagle, northern harrier, red-tailed hawk, red-shouldered hawk, white-tailed kite,

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Cooper's hawk, prairie falcon, American kestrel, great-horned owl. Although there are many special-status birds that have the potential to occur on-site the risk associated with habitat modification and/or disturbance is low even though the site has some value for foraging and/or nesting birds because the proposed Project site already consists of disturbed fallow agricultural land and the value is minimal when compared to surrounding undisturbed natural habitats. However, **MM BIO 2** shall be implemented to help protect avian species. Therefore impacts to special avian species are considered to be **less than significant with mitigation**.

- d) The Project site is not identified by the MSHCP as being within a wildlife corridor, and the Project is not expected to impact wildlife movement through the area. However, birds occurring in the County can nest in trees, shrubs, power poles and other overhead facilities, and on the ground at and around the Project site, such as the California Horned Lark, ravens, hawks, and raptors. Thus, there is a likelihood of nesting birds being present during the nesting season.

Impacts to birds protected by the federal MBTA are not permitted in any part of the MSHCP area. MBTA includes most native bird species. Birds which are protected by the MBTA occur and/or could nest on or in the immediate vicinity of the Project site, both ground and tree/shrub nesters. Such species include, but are not limited to House Finch (*Haemorrhous mexicanus*), Cassin's Kingbird (*Tyrannus vociferans*), and California Horned Lark. No nests or nesting behavior were observed during the site visit, but the visit was not a nesting bird survey. (AMEC(a), p. 2)

Impacts to nesting bird species must be minimized or eliminated by avoiding impacts to active nest sites present in the Project area. The period from approximately February 1 to August 31 covers the breeding season for most birds in the Project area. Thus, if construction activity occurs during the nesting season, a potentially significant impact may result. Implementation of mitigation measure **MM BIO 2**, which requires a pre-construction survey if construction will take place within the nesting season and the establishment of a buffer area(s) around any active nests, will reduce potential impacts to migratory bird species to less than significant.

With regard to waterfowl birds there is no surface water on or immediately adjacent to the Project site, but there are nearby facilities that may attract waterfowl, which include two large apparent agricultural ponds approximately one mile to the west and southwest, one agricultural pond located approximately two miles southwest of the Project site, and two small ponds located approximately one mile north of the Project site. Some of these ponds are intermittently dry, but are likely to attract waterfowl like ducks, herons, egrets, ibis', and cormorants. Waterfowl frequently move between feeding and roosting habitats and can be susceptible to collision mortality, particularly during periods of low visibility. However, the ponds listed above are situated such that birds moving directly between them will not pass over the proposed Project. (AMEC(d), p. 11)

Although there is no direct risk to waterfowl there are potential risks to avian species due to solar panel collisions, overhead power line collisions, fence collisions, vehicle collision and electrocution. Solar panels will be the most prominent feature within the Project and as such is the object that generates the most concern due to "lake effect". Lake effect is defined as when birds and other wildlife mistake the surfaces of solar panels or reflective mirrors for water. Nonetheless, it was concluded that risks associated with lake effect are minimal because of the size, setting and design of the proposed Project. The Project footprint is only 20 acres, is located in inner coastal foothill habitat, and has been designed to incorporate adequate open space between each row of solar panel to break up the reflective surface. Additionally, the solar panels will have a grid iron pattern and will be angled 20 to 40 degrees from the vertical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which will further reduce their potential to appear as water and will reduce the force with which birds may collide with the panels. Lastly, even if birds are attracted to the Project site during the course of migration or other movement across the landscape, they would likely be visiting nearby aquatic features or vegetated habitats that provide potential resources lacking within the Project site. Therefore, due to the small scale, setting, spacing between panels, and the presence of other attractive habitat features nearby avian collisions due to lack effect are considered to be **less than significant** with the implementation of **MM BIO 3** which requires implementation of the conservation measures identified in the Projects Avian Protection Plan. (AMEC(d), pp. 15-20)

Overhead facilities are well documented collision and electrocution risks for larger species that are fast, strong fliers with high wing loading, as well as poor fliers with limited visual acuity. These species include vultures, large raptors, long-legged waders, quail and waterfowl. The risk of collision is greatest where overhead lines cross popular flight corridors. However, no new overhead powerlines are currently proposed within the Project site. In the event new overhead powerlines are included in the final design such overhead powerlines will conform to the Avian Powerline Interaction Committee (APLIC) design guidelines for the protection of susceptible species. Therefore, with implementation of **MM BIO 3** risks associated with the collision of avian species with overhead facilities and execution will be reduced to **less than significant**. (AMEC(d), pp. 13-15)

The Project proposes fencing and it is known that certain types of fences such as barbed fencing poses as a collision risks for hunting raptors and/or other low-flying species. Therefore, the Project will utilize chain-link fencing which will minimize risks to these avian species. Additionally, the Project proposes roadways and is located adjacent to Highway 371; therefore, there will be increased vehicle activity associated with the project site during construction. As a result, there is the potential for a variety of species to be susceptible to vehicle collision. However, strict adherence to low speed limits and the use of established roads as indicated in the Avian Protection Plan will minimize vehicle collisions and impacts to avian species will be **less than significant**. (AMEC(d), p. 14)

- e) As required under the MSHCP, a habitat assessment was prepared by a qualified biologist. The habitat assessment finds the Project complies with section 6.1.2 of the MSHCP, which outlines requirements and protection of riparian/riverine areas and vernal pools/fairy shrimp. According to the habitat assessment there are no vernal pools or fairy shrimp habitat present on site. However, due to the presence of riparian/riverine habitat a jurisdictional delineation was conducted. The jurisdictional delineation concluded that the site includes 0.2 acre of non-wetland and 0.2 acre of vegetated streambed, both of which are considered riparian/riverine habitat under section 6.1.2 of the MSHCP. Construction of the Project will result in the loss of riparian/riverine habitat; however, implementation of mitigation measure **MM BIO 1** will require a section 1602 Streambed Alternation Agreement from CDFW to reduce impacts to riparian/riverine habitat. Therefore, impacts will be less than significant.
- f) According to the jurisdictional delineation, AMEC Foster Wheeler conducted a field survey on August 19, 2015 to identify jurisdictional water features that may be located on site. The U.S. Army Corps of Engineers (USACE) regulated Waters of the United States (WUS) and Regional Water Quality Control Board (RWQCB) Waters of the State of California (WSC) were defined according to the methods outlined in a Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States. California Department of Fish and Wildlife (CDFW) jurisdiction was defined by measuring the elevation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land that confined a stream to a definite course when its waters rose to their highest level and to the extent of associated riparian vegetation.

As a result of the field survey it was determined that one ephemeral man-made soft bottomed jurisdictional drainage ditch, abutting the southern border of the site and SR 371, was located on site. The drainage ditch begins on-site near the southeast corner of the site and flows for approximately 1,105 feet before exiting the site near the southwest corner. Ultimately water flows 21.2 miles downstream from this drainage into Vail Lake, a traditionally navigable waterway. Since the drainage has a surface water connection to a traditionally navigable waterway it is considered a jurisdictional WUS and because the drainage is in close proximity to Vail Lake the USACE would consider it to have a significant nexus with a traditionally navigable waterway and thus be making it a jurisdictional WUS. Furthermore, both USACE and RWQCB non-wetland jurisdiction was approximately 0.2 acre and CDFW and riparian/riverine jurisdiction was 0.2 acre. However, the Project will not impact this drainage feature; therefore, implementation of the Project will not result in the loss of federal and state jurisdictional waters.

- g) Riverside County aims to maintain and conserve superior examples of native trees, natural vegetation, stands of established trees for conservation purposes; and also to conserve the oak tree resources in the County. Rows of small, non-native planted trees are present along the north edge of the on-site ditch and the fence line of the Anza office. There are no oak trees on or adjacent to the Project site. Thus, the Project site does not consist of the type of vegetation that the County aims to protect and conserve. Therefore, the Project will not conflict with the County's tree preservation policies and impacts regarding other local policies will be less than significant.

Mitigation:

MM BIO 1: The applicant shall offset impacts to 2.7 acres of occupied LAPM habitat at a ratio of 1:1 or another ratio that is determined to be adequate to provide biologically equivalent or superior preservation through the purchase of land within RCA's Geller #2 property. (COA 60.EPD.1)

MM BIO 2: Potential impacts to nesting habitat from construction activities (i.e., clearing or removal of shrubs, etc.) shall be mitigated by restricting construction activity to occur when birds are less likely to be nesting (i.e., the non-breeding season, approximately September 1 to March 31). If construction work or vegetation removal cannot be limited to the non-breeding season (i.e., if such activity is to occur between February 1 and August 31), a qualified biologist shall check for nesting birds no more than 10 days prior to such activity. If no active nests are found during the survey, construction activities may proceed. If nesting birds are observed on-site, an avoidance area shall be established to ensure that construction activities will not cause a nest to fail. A minimum buffer area surrounding the nest shall be avoided by all construction activities until the nestlings have fledged the nest. The buffer area(s) distance shall be 300 feet for non-raptor nests, 500 feet for raptor nests, 100 feet for common songbird nests, or as determined by the biological monitor in consultation with the California Department of Fish and Wildlife. A biological monitor shall be required to monitor the progress of the nesting birds. Construction activities may encroach within the buffer area(s) at the discretion of the biological monitor in consultation with the California Department of Fish and Wildlife. Once the nestlings have fledged the nest, construction activities may proceed within the buffer area(s) with no further restrictions with regard to nesting birds. (COA 60.EPD.2)

MM BIO 3: To protect avian biological resources, the Project shall implement the conservation measures identified in the Avian Protection Plan during design, construction, and operation. (COA 80.EPD.3)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: County Inspector, Project Construction Manager, Qualified Biologist (if needed)

CULTURAL RESOURCES Would the project

8. Historic Resources

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

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (Public Resources Code [PRC] Section 21084.1). “Substantial adverse change,” according to PRC Section 5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” Moreover, State *CEQA Guidelines* state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (State *CEQA Guidelines* Section 15064.5(a)).

Source: CRM TECH(a)

Findings of Fact:

a/b) A records search, historical background research, a Sacred Lands File search, Native American coordination, and a field survey were undertaken by CRM TECH as part of the Phase I Archaeological Assessment for the Project (included in Appendix D of this document). The records search was undertaken at UC Riverside’s Eastern Information Center and included examining maps and records for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the Project site. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory. Additionally, the historical background research entailed the review of published literature in local and regional history, historic land survey plat maps and topographic maps, and aerial photography. (CRM TECH(a), pp. 6-7)

As a result of the records search, 23 historical/archaeological sites and 4 isolates—i.e., localities with fewer than 3 artifacts—have been previously recorded within a one-mile radius of the Project area. Of these sites, four historical/archaeological sites and one isolate dated to the historic period. None of these historic period sites or isolate was found in the immediate vicinity of the Project area, and thus, none of them requires further consideration as part of the Project’s assessment. (CRM TECH(a), p. 7)

Historic sources consulted for the Project’s assessment indicate that the Project area has remained vacant and undeveloped throughout the historic period. In 1876, when the U.S. government conducted the earliest systematic land surveys in the vicinity, no man-made features were observed in the Project area. The nearest man-made features were a road running within a half-mile to the north and the “J. Hamilton” homestead about a mile to the northeast. A few crisscrossing roads and scattered buildings were all that were observed in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Anza area in the late 1890s. Moreover, by the mid-1950s, increased development was evident in the Anza area, including the forerunner of today's SR-371 along the southeastern Project boundary. Over the next two decades, the surrounding area showed a notable increase in settlement and development activities, and the existing Anza Electric Cooperative facility on the adjacent parcel to the east also dates to that period. In the meantime, no evidence of such activities was reported within the Project area itself, which was used as farmland at least from the late 1970s. (CRM TECH(a), pp. 7, 12)

Moreover, the field survey undertaken for the Project produced completely negative results for potential cultural resources. The entire area was closely inspected for any evidence of human activities dating to the prehistoric or historic periods, but none was found. The ground surface has been disturbed extensively by past agricultural activities and weed abatement, and no buildings, structures, objects, sites, features, or artifact deposits more than 50 years of age were encountered during the survey. (CRM TECH(a), p. 13)

As a result of the research and field survey, the Project's Phase I Archaeological Assessment concluded that no historical resources, as defined by CEQA, were encountered during the course of the study, and no historical resources exist within or adjacent to the Project area. Thus, the Project will not cause a substantial adverse change to any known historical resources, and no further cultural resources investigation is necessary for the proposed Project. (CRM TECH(a), p. 14) Therefore, as Project implementation will not alter or destroy an historic site nor cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5, no impact will occur.

Mitigation: None required.

Monitoring: None required.

9. Archaeological Resources				
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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: CRM TECH(a)

Findings of Fact:

a/b) As noted above, a records search, historical background research, a Sacred Lands File search, Native American coordination, and a field survey were undertaken as part of the Phase I Archaeological Assessment for this Project (included in Appendix D of this document). As a result of the records search, 23 historical/archaeological sites and 4 isolates—i.e.,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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localities with fewer than 3 artifacts—have been previously recorded within a one-mile radius of the Project area. Of these sites, 19 sites and 3 isolates were prehistoric (i.e., Native American in origin) consisting mainly of bedrock milling features, ceramic and lithic scatters and a few temporary campsites. None of these prehistoric sites or isolates was found in the immediate vicinity of the Project area, and thus, none of them requires further consideration as part of the Project’s assessment. (CRM TECH(a), p. 7)

The Sacred Lands File search was undertaken by the Native American Heritage Commission (NAHC) at the request of CRM TECH. In NAHC’s response letter dated July 13, 2015, NAHC stated a records search of the Sacred Land File has failed to indicate the presence of Native American cultural resources in the immediate Project area (NAHC’s letter is included in Appendix 2 of the Phase I Archaeological Assessment). NAHC cautioned, however, that the absence of specific site information does not indicate the absence of such resources. NAHC provided a list of regional Native American tribal representatives who have knowledge of cultural resources within the Project area. Tribes listed on the NAHC list included Ramona Band of Cahuilla Mission Indians, Soboba Band of Mission Indians, Santa Rosa Band of Mission Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, and Cahuilla Band of Indians. Accordingly, CRM TECH contacted the representatives of these tribes to solicit their input regarding the proposed Project. (CRM TECH(a), pp. 10-13; Appendix 2)

To date, only three tribal representatives have responded, which include the Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseno Indians. The Morongo Band of Mission Indians has responded to CRM TECH regarding this Project. In their July 20, 2015, letter, the tribe stated the Project area is located within their traditional use area, and requested the implementation of the tribe’s “Standard Development Conditions” to ensure proper treatment of Native American cultural remains, including human remains, that may be encountered during Project construction. Additionally, the tribe requested that one of their tribal monitors be present during any ground-disturbing activities associated with the Project. Both the Agua Caliente band of Cahuilla Indians and Soboba Band of Luiseno Indians state in their letters dated August 05, 2015 and August 11, 2015 that their tribes have no specific cultural resource concerns regarding the proposed Project and deferred further consultation to the Cahuilla Band of Indians. Additionally, the Soboba Band of Luiseno Indians requested that the appropriate consultation continue to take place between the tribes, project proponent and government agencies; and tribal monitors be present during any ground-disturbing activities associated with the Project. (CRM TECH(a), p. 11; Appendix 2)

As noted above as well, the field survey undertaken for the Project produced completely negative results for potential cultural resources. The entire area was closely inspected for any evidence of human activities dating to the prehistoric or historic periods, but none was found. The ground surface has been disturbed extensively by past agricultural activities and weed abatement, and no buildings, structures, objects, sites, features, or artifact deposits more than 50 years of age were encountered during the survey. (CRM TECH(a), p. 12)

The results of Phase I Archaeological Assessment established that no potential cultural resources were previously recorded within or adjacent to the Project site, and none was encountered during the field survey. Additionally, Native American input during the Phase I Archaeological Assessment did not identify any sites of traditional cultural value in the vicinity. Based on these findings, the Phase I Archaeological Assessment concludes that Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation will not result in a significant impact to known archaeological resources, nor has the Project area been identified with an existing religious or sacred use. Even so, to reduce potential impacts to previously unknown archaeological resources that may be inadvertently discovered during Project construction, mitigation measure **MM CR 1** is required. Therefore, for the reasons stated above, impacts to archaeological resources will be less than significant with mitigation.

- c) The Project site is not located on a known formal or informal cemetery, nor did research and field survey conducted for the Project’s Phase I Archaeological Assessment identify the Project site for any potential of serving as a Native American cemetery site. No impacts to human remains, including those interred outside of formal cemeteries, are anticipated. However, in the event that previously unknown human remains are uncovered during construction activities, California Health and Safety Code Sections 7052 and 7050.5 require the Riverside County Coroner’s Office to be contacted within 24 hours and all work to be halted until a clearance is given by that office and any other involved agencies. Further, in such an event, Riverside County is required to comply with PRC Section 5097, as amended. Therefore, with adherence to existing laws and codes, potential impacts to inadvertent discovery of human remains will be less than significant.
- d) The research and field survey conducted for the Project’s Phase I Archaeological Assessment did not find any known religious or sacred uses within the Project area. Moreover, the Project will not result in a use that will have a potential to impact or restrict a religious or sacred use in the Project area. Therefore, with regard to restricting religious or sacred uses, the Project will have no impact.
- e) In accordance with the requirements of Assembly Bill 52² (AB 52), The County provided written notification of the Project to all of the Native American tribes that requested to receive such notification. Although no specific tribal cultural resources were identified, the Morongo Band of Mission Indians requested the presence of a Native American Monitor during ground disturbing activities. With implementation of mitigation measure **MM CR 2**, which requires the Project proponent to enter into a contract with the Morongo Band of Mission Indians, potential impacts to tribal cultural resources will be reduced to less than significant.

Mitigation:

MM CR 1: Prior to the issuance of grading permits, the Project proponent shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist. The Project Archaeologist shall develop a Cultural Resources Monitoring Plan which shall be submitted to and be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt ground disturbance activities to allow identification, evaluation, and potential

² Assembly Bill 52 (AB 52), signed into law in 2014, amends CEQA and establishes new requirements for tribal notification and consultation. AB 52 applies to all projects for which a notice of preparation or notice of intent to adopt a negative declaration/mitigated negative declaration is issued after July 1, 2015. AB 52 also broadly defines a new resource category of tribal cultural resources and establishes a more robust process for meaningful consultation that includes: prescribed notification and response timelines; consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and documentation of all consultation efforts to support CEQA findings.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recovery of cultural resources in coordination with the Native American Monitor required in mitigation measure **MM CR 2.** (COA 60.PLANNING.16)

MM CR 2: Prior to the issuance of grading permits, the Project proponent shall enter into a contract and retain a Native American Monitor from the Morongo Band of Mission Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. Daily monitoring notes documenting observations, comments or concerns shall be kept by the Native American Monitor and shall be included in the Phase IV Monitoring report as a confidential appendix. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. If after 60 days from the initial attempt to secure an agreement the Project proponent, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors, the Project proponent shall not be required to pursue any agreement for Native American Monitoring. A good faith effort shall consist of no less than three written attempts from the Project proponent to the Morongo Band of Mission Indians to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. This agreement shall not modify any condition of approval or mitigation measure. (COA 60.PLANNING.17)

Monitoring: County Inspector; Project Construction Manager; Qualified Archaeologist (if needed)

10. Paleontological Resources

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

Source: CRM TECH(b)

Findings of Fact:

- a) A records search, literature review, and field survey were undertaken by CRM TECH as part of the Paleontological Resources Assessment Report for the Project (included in Appendix D of this document). Paleontological resources represent the remains of prehistoric life, exclusive of any human remains, and include the localities where fossils were collected as well as the sedimentary rock formations in which they were found. The defining character of fossils or fossil deposits is their geologic age, which is typically regarded as older than 10,000 years. (CRM TECH(b), pp. 3, 5-6)

Records search requests were made with the Regional Paleontological Locality Inventory at the San Bernardino County Museum and the Natural History Museum of Los Angeles County. These institutions maintain regional paleontological site records in their files, as well as supporting maps and documents. The records search results are used to identify all known previously performed paleontological resource assessments as well as known paleontological localities within a one-mile radius of the Project area. In addition to the records searches, a literature search was conducted using materials in the CRM TECH library, including

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unpublished reports produced during surveys of other properties in the area. (CRM TECH(b), pp. 5-6)

The Natural History Museum of Los Angeles County and the San Bernardino County Museum found no known paleontological localities within or in the immediate vicinity of the Project area. Both the records data from these museums and the literature review found the surface geology within the Project area consists of recent alluvium, which is unlikely to contain fossils. However, the records data reported that the Project area likely contains deep deposits of the Bautista Formation underneath the recent alluvium of unknown thickness, and the Bautista Formation have been assigned a high sensitivity for yielding paleontological resources due to past vertebrate fossil discoveries within the formation. Additionally, the field survey undertaken for the Project produced completely negative results for potential paleontological resources. The entire Project area was closely inspected for surface indications of fossil remains, but none were found. (CRM TECH(b), pp. i, 6-7)

Based on the findings of the Paleontological Resources Assessment Report, due to the likely presence of deep deposits of the Bautista Formation, which has been assigned a high sensitivity for yielding paleontological resources, potential impacts to paleontological resources may be significant (CRM TECH(b), p. 7). As such, the development and implementation of a mitigation program is required by mitigation measure **MM CR 3**. The mitigation program is required to be developed in accordance with the provisions of CEQA as well as regulations implemented by the County and the Society of Vertebrate Paleontology's guidelines, which will serve to prevent impacts to any paleontological resources that may be unearthed or reduce such impacts to a less than significant level. Therefore, impacts to paleontological resources will be less than significant with mitigation.

Mitigation:

MM CR 3: Prior to issuance of a grading permit, a Riverside County qualified paleontologist shall be retained by project proponent and a Paleontological Resource Monitoring and Treatment Plan (PRMTP) shall be prepared. Once the PRMTP is approved by the County of Riverside Planning Department, grading and construction activities may commence under the provisions of the PRMTP. The PRMTP shall be developed in accordance with the provisions of CEQA as well as regulations implemented by the County of Riverside and the guidelines of the Society of Vertebrate Paleontology's *Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources: Standard Guidelines* (1995), and shall include, but not be limited to the following:

- The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- Any earth-moving operations reaching beyond the depth of 10 feet shall be monitored by a qualified vertebrate paleontological monitor for potential evidence of significant, nonrenewable paleontological resources. The monitor shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays, and to collect samples of sediments that are likely to contain small fossil remains. The monitor must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.
- Collected samples of sediments shall be processed to recover small invertebrate and vertebrate fossils, and the recovered specimens shall be identified and prepared for curation.

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- The specimens shall be curated at a repository with permanent retrievable storage.
- A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report and inventory, when submitted to the County of Riverside, shall signify completion of the program to mitigate impacts to paleontological resources.
(COA 60.PLANNING.1)

Monitoring: County Inspector; Project Construction Manager; Qualified Vertebrate Paleontological Monitor

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCGP Figure S-2 "Earthquake Fault Study Zones," RCMMC, and LOR

Findings of Fact:

a/b) The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. In general, Southern California as a whole is a seismically-active region that contains many earthquake faults. According to both the Riverside County GIS database and the Preliminary Geotechnical Investigation that was prepared by LOR Geotechnical Group, Inc., on December 16, 2015, the Project site is not located within an Alquist-Priolo earthquake fault zone or County Fault Hazard Zone. The nearest active fault zone is the Anza segment of the San Jacinto Fault Zone located approximately 3,100 feet to the northeast of the site. However, because the Project does not include the construction of any buildings or structures for human occupancy, the proposed Project will not expose people or structures to the risk of loss, injury or death. Therefore, potential impacts to people and structures from rupture of known earthquake faults are considered less than significant.

Mitigation: None required.

Monitoring: None required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: RCGP Figure S-3 "Generalized Liquefaction", and LOR

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

- a) Liquefaction occurs when saturated, loose, coarse-grained or silty soils where groundwater is usually less than 50-feet are subjected to strong shaking resulting from earthquake motions. According to the Preliminary Geotechnical Investigation, ground water depths at the Project site are greater than 50-feet. However, the Project site will have to adhere to the current standard California Building Code (CBC) and County requirements for construction that are conditioned as part of the Project approval will minimize any potential impacts related to liquefaction. Further, the Project does not include the construction of any buildings or structures for human occupancy. Therefore, potential impacts related to liquefaction will be less than significant.

Mitigation: None required.

Monitoring: None required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: RCGP Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), and LOR

Findings of Fact:

- a) As previously discussed in the response to items 11 a) and 11 b), Southern California is a seismically-active region. Due to the site's proximity to a known fault, strong ground shaking resulting from earthquakes may occur during the lifetime of the Project. However, with incorporation of standard CBC and County requirements for construction that are conditioned as part of the Project approval, potential impacts related to strong seismic ground shaking will be minimized. Further, the Project does not include the construction of any buildings or structures for human occupancy. Therefore, potential impacts related to strong seismic ground shaking will be less than significant.

Mitigation: None required.

Monitoring: None 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: RCGP Figure S-5 "Regions Underlain by Steep Slope", and LOR

Findings of Fact:

- a) The Project site is relatively flat with no significant elevation contours; elevation ranges from 4,004 amsl to 4,032 amsl. The Riverside County General Plan has catalogued and categorized areas within the County according to their slope angle. The County created four slope angle categories by which to rate properties: less than 15percent, 15–25 percent, 25–30 percent, and 30 percent and greater. The Project site and its surrounding area are rated in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lowest of the categories indicating no substantial concerns related to slope-related landslide risks. Therefore, there will be no impacts.

Mitigation: None required.

Monitoring: None 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: RCGP Figure S-7 "Documented Subsidence Areas Map", and LOR

Findings of Fact:

a) Subsidence is compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. The Riverside County GIS database identifies the Project site and the surrounding area as being susceptible to subsidence, but not within an area of a documented subsidence incident. Furthermore, the Preliminary Geotechnical Investigation states, that because majority of the site is underlain by relatively medium dense earth materials at depth, the Project site has the potential for subsidence. However, with incorporation of standard CBC and County requirements for construction that are conditioned as a part of Project approval, potential impacts related to subsidence will be minimized. Further, the Project does not include the construction of any buildings or structures for human occupancy. Therefore, potential impacts related to subsidence will be less than significant.

Mitigation: None required.

Monitoring: None required.

16. Other Geologic Hazards

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

Source: Project Application Materials and LOR

Findings of Fact:

a) The closest inland body of water is the Lake Hemet, which is located approximately 7.9 miles north of the Project site. Because of the distance of the Lake Hemet it would not pose a threat to the proposed Project in the event of a large seismic earthquake that would potentially induce a seiche in the lake. There are no volcanoes in the proposed Project site vicinity. Lastly, the proposed Project is relatively flat and not susceptible to mudflow. Therefore, no impacts are anticipated.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: RCMMC, Project Application Materials

Findings of Fact:

- a) The Project site is relatively flat with no significant elevation contours; elevation ranges from 4,004 amsl to 4,032 amsl. Implementation of the Project does not include any substantial changes to the topography of the site. All grading activities will comply with County requirements including compliance with Ordinance No. 457. Therefore, impacts are less than significant.
- b) The Proposed Project does not currently have nor will it create cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, no impact will occur.
- c) The Project does not propose or require a subsurface sewage disposal system. Additionally, there are no known active subsurface disposal systems located on the Project site. Therefore, construction of the proposed Project will not affect or negate a subsurface sewage disposal system and no impacts will occur.

Mitigation: None required.

Monitoring: None 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"/>

Source: Project Application Materials and LOR

Findings of Fact:

- a) Construction activities have the potential to result in soil erosion or the loss of topsoil. However, erosion during construction will be addressed through the implementation of existing state and federal requirements, and the preparation of a SWPPP which will identify BMPs to address soil erosion during construction. Once construction is complete, the Project site will be required to implement drainage features, BMPs and Low Impact Design (LID) Standards, so as to minimize runoff and erosion during operation of the Project. With implementation of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SWPPP during construction that incorporates sediment control and erosion control BMPs, impacts from soil erosion and topsoil will be less than significant.

- b) Expansive soils are generally considered a threat because of the pressure that may be induced upon structures. In general, these types of soils include characteristics that may result in expansion or contraction when exposed to water. However, the Project site has a very low potential for expansive soils, has a good R-value quality, and contains low sulfate content soils. Furthermore, the Project does not include the construction of any buildings or structures for human occupancy. Therefore, potential impacts related to subsidence will be less than significant.
- c) The Project will not generate any wastewater and does not propose or require the use of septic tanks. No impacts will occur.

Mitigation: None required.

Monitoring: None 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) There are no streams or waters on or near the Project site. The Project will not have a direct impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, impacts from soil erosion that may modify a body of water will be less than significant.
- b) The proposed Project is not anticipated to result in any increase in water erosion either on or off site. Compliance with the NPDES General Permit for Stormwater Discharge Associated with Construction Activity will reduce the loss of topsoil, substantial erosion, or discharge of polluted runoff. Therefore, impacts from water erosion will be less than significant.

Mitigation: None required.

Monitoring: None required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCGP Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460 (Article XV), Ord. No. 484

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

- a) According to Riverside County General Plan Figure S-8 the Project site lies within an area designated as having high to moderate wind erodibility. During the construction phase, SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires, among other measures, that exposed soils be treated at least twice per day with water or chemical stabilizers, restricted vehicle speeds on un-paved roads, vegetative covers on inactive areas of exposed earthwork, as well as the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as County Ordinance No. 484 will reduce impacts to less than significant during the grading and construction phases of the Project. During long-term operation of the Project, the Project site will be maintained with landscape, hardscape and perimeter fencing which will reduce potential impacts associated with blowing sand during wind events to less than significant levels. Therefore, impacts are less than significant.

Mitigation: None required.

Monitoring: None required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

Source: WEBB(b)

Findings of Fact:

- a/b) The AQ/GHG Analysis (WEBB(b)) evaluated the Project's greenhouse gas (GHG) emissions generated from the Project and indicates that an estimated total of 170.04 metric tonnes per year of carbon dioxide equivalents per year (MTCO2E/yr) will occur from Project construction equipment over the estimated construction period. The proposed Project does not fit into the categories provided (industrial, commercial, and residential) in the draft thresholds from SCAQMD. However, the GHG emissions from the Project are below the SCAQMD recommended screening levels. Due to the estimated amount of emissions from Phase 1 of Project construction and the negligible operational emissions from infrequent maintenance vehicles, the proposed Project will not generate GHG emissions that exceed any draft screening thresholds. In addition, renewable energy projects such as this reduce GHG emissions from power plants by reducing the amount of fossil fuels used to generate electricity. Therefore, the impact is less than significant.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; DTSC

Findings of Fact:

- a) During construction, the proposed Project will involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment and will be transported to the Project site on an as-needed basis by equipment service trucks. The transportation and storage of hazardous materials, such as fuels, cleaning solvents or pesticides that could occur in conjunction with project construction could result in accidental spills, leaks toxic releases, fires or explosions. However, hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the U.S. Department of Transportation Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations (Hazardous Materials Transportation Act). California regulations applicable to hazardous material transport, storage and response to upsets or accidents are codified in Title 13, (motor vehicles) Title 8 (Cal/OSHA), Title 22 (Health and Safety Code), Title 26 (Toxics) of the California Code of Regulations, Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory) and the California Building Code. Operation of the proposed Project will not involve the routine transport or use of hazardous materials. Compliance with all applicable federal and state laws related to the transportation, storage and response to upsets or accidents that may involve hazardous materials will reduce the likelihood and severity of upsets and accidents during transit and storage, and potential impacts will be less than significant.
- b) As discussed in the response above, hazardous materials may be used during Project construction and no hazardous materials are anticipated for use during operation. However, impacts resulting from accidental spill of such materials during construction will be less than significant as the use of such materials will comply with applicable federal, state, and local laws and regulations regarding the use and storage of hazardous materials. Therefore, potential impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed Project will be served by SR-371. No street closures are anticipated as a result of the Project. The proposed Project does not include any habitable structures, nor will it generate significant numbers of workers traveling to the site or generate any significant amounts of traffic. Therefore, the Project does not include any components that will interfere or impede with any emergency response evacuation plan. Potential impacts will be less than significant.
- d) There are no existing or proposed schools within one-quarter mile of the Project site. The nearest school is the Hamilton High School located approximately 2.3 miles to the north of the site. Additionally, the Project does not include the transportation of substantial amounts of hazardous materials. Therefore, potential impacts will be less than significant.
- e) The California Department of Toxic Substances Control's EnviroStor database was reviewed for hazardous material sites on July 6, 2015. There are no identified hazardous material sites close proximity to the Project site. The nearest sites include one located five miles southwest of the Project site, which was a clean-up site for soil contamination from copper and compounds, and the current status of which is "No Further Action as of September 11, 1995." The other site is located approximately 6.7 miles northwest of the Project site and is a Military Evaluation site that has been inactive since 2005 and is noted as a "March Drop Zone." Because these two sites are at least five miles away from the Project site, the proposed Project is not considered to be in close proximity to a hazardous material site compiled pursuant to Government Code Section 65962.5. Therefore, no impacts are anticipated.

Mitigation: None required.

Monitoring: None required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: RCGP Figure S-19 "Airport Locations," RCMC

Findings of Fact:

- a) According to the Riverside General Plan and County GIS Database, the proposed Project is not located within an Airport Influence Area. The nearest airport is the Palm Springs International Airport located approximately 20 miles north of the site. Therefore, the proposed Project will not result in an inconsistency with an airport master plan. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed Project is not located within an Airport Influence Area or Airport Compatibility Zone and therefore review by the Riverside County Airport Land Use Commission is not required. No impacts will occur.
- c) As described in response to item 23 a) above, the nearest airport is the Palm Springs International Airport located approximately 20 miles north of the site. The proposed Project is not located within an airport land use plan or within two miles of a public airport. Therefore, the proposed Project will not result in a safety hazard for people residing or working in the area. No impacts will occur.
- d) The proposed Project is not located within the vicinity of a private airstrip or heliport and will not result in a safety hazard for people residing or working in the area. No impacts will occur.

Mitigation: None required.

Monitoring: None 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCGP Figure S-11 "Wildfire Susceptibility," RCMC

Findings of Fact:

- a) According to the Riverside County GIS database the Project site and surrounding area are located within an area identified for high susceptibility. However, normal operating conditions of the Project do not present any potential risks to people or structures from damage caused by wildland fire as the Project does not include any habitable structures or buildings. Nonetheless, the Project will be subject to the requirements of Riverside County Ordinance No. 787, which adopted the Uniform Fire Code Standards and will be reviewed by the County Fire Department to ensure that the Project does not expose people to a significant risk of loss involving wildland fires. Given the nature of the Project and through compliance with standard County rules and regulations, impacts will be less than significant.

Mitigation: None required.

Monitoring: None 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Site Plan

Findings of Fact:

- a) The existing drainage pattern will generally remain in place as the solar panel units are designed to sit on the surface. Drainage patterns contained within the Project site could be altered on a small scale due to the solar panels being impervious, however, overall collection and drainage of water within the Project site will remain largely unaltered as it is ultimately directed to an earthen ditch along SR-371, and the solar panel footprints are small. Because implementation of the Project will have only minor affects to on-site drainage patterns and off-site drainage patterns will be unaffected, potential impacts related to a substantial alteration of existing drainage patterns of the site or area are considered to be less than significant.
- b) Operation of the Project will not require the regular use of water or produce any form of wastewater. The Project will comply with NPDES requirements for control of discharges of sediments and other pollutants through implementation of a SWPPP to control construction-period discharges. Waste Discharge Requirements issued by the San Diego Regional Water Quality Control Board are not applicable to the Project. The Project will result in less than significant impacts related to the violation of any water quality standards
- c) Operation of the proposed Project will require negligible amounts of water, limited to cleaning of solar panels up to few times per year, using a total of less than 1 acre-foot of water per year. The Project's landscaping design incorporates drought tolerant and local species which are adapted to the local climate and which are not expected to require substantial irrigation. The Project is an unmanned facility that will not house permanent employees, include restrooms. The Project will also create a very small amount of imperviousness area; less than 1 percent of the site will be made impervious. Because the Project will not use substantial amounts of groundwater or create large, impermeable surfaces, it will not result in depletion of groundwater supplies or interfere substantially with groundwater recharge. Therefore, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed Project will not affect the existing volume of runoff water that could affect stormwater drainage capacity or sources of pollutants as the Project site is currently designed to drain the majority of surface water to an existing earthen ditch along SR-371. The addition of solar panels and associated equipment to the site will not alter this drainage pattern or in any way increase sources of pollution feeding into the drainage. Therefore, with regards to the creation of or contribution to runoff water that could exceed the capacity of stormwater drainage or provide substantial additional sources of polluted runoff, impacts are less than significant.
- e) No residential uses are proposed on the Project site; thus, no homes will be located within a 100-year flood hazard area and no impacts will occur.
- f) A floodplain study prepared by Albert A. Webb Associates (WEBB) dated August 2015 for the Project, includes a detailed 100-year floodplain analysis of the Project site. According to the Flood Insurance Rate Map, a portion of the northwest corner of the Project site is within the 100-year Zone A floodplain due to the site's proximity to Hamilton Creek. Zone A identifies an approximately studied Special Flood Hazard Area for which no Base Flood Elevations have been provided. The results of the Project's floodplain study are intended to provide 100-year Base Flood Elevations that can be used to determine if the Project site is adequately above the 100-year flood elevations.

The floodplain analysis was performed using a water surface computer program developed by the U.S. Army Corps of Engineers. Topography used in the study utilized Riverside County Flood Control and Water Conservation District data. The study limits were from Kirby Road (west of the Project site) and the canyon mouth (northeast of the Project site). As concluded by the floodplain study, based on actual Base Flood Elevations information, the Project site is not within the 100-year floodplain boundary. Because the Project will not place structures within a 100-year flood hazard area; there will be no impacts in this regard.

- g) As discussed in Item 25 b) above, because the proposed Project will not violate water quality standards, water quality will not be degraded in any manner. Therefore, impacts will be less than significant.
- h) Appropriate pre-construction and post-construction best management practices (BMPs) and low impact development (LIDs) will be designed, installed, and maintained to reduce the impact of vectors and odors, and are not expected to cause significant environmental effects. Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
amount of surface runoff?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCGP Safety Element

Findings of Fact:

- a) The existing drainage pattern of the site generally directs water toward an existing earthen ditch along SR-371. Construction and ongoing operation of the proposed Project will not substantially increase the rate or amount of surface runoff due to the footprint of the proposed facilities. Therefore, impacts related to substantial alterations to existing drainage patterns of the site or area, or substantial increases to the rate or amount of surface runoff that could result in flooding off site are considered less than significant.
- b) The Project will be required to conform to County Ordinance No. 458 (Regulating Flood Hazards) and County Ordinance No. 754 (Stormwater/Urban Runoff Management and Discharge Controls). With adherence to these ordinances, implementation of the Project will not increase the rate or amount of surface runoff beyond the conditions of the Project site without implementation of the Project. Therefore, impacts will be less than significant.
- c) The Project site is not located within or near a dam failure inundation zone. Therefore, no impact will occur.
- d) The closest considerable body of water to the Project site is Lake Hemet, approximately 7.9 miles to the north of the site within the San Bernardino National Forest. There are also small manmade ponds in closer proximity to the Project site. The Project will not have any effect on the amount of surface water within Lake Hemet or to the ponds within the area, or any other water body. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

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: RCGP, RCMMC, Project Application Materials

Findings of Fact:

- a) The Project site is currently vacant. Construction and operation of the Project will alter the existing use of the site with the installation and operation of a proposed solar facility. However,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project site has a General Plan Foundation Component and Land Use designation of Agriculture (AG:AG) and a zoning designation of "Agricultural-10 acre minimum" (A-1-10), which allows a solar power plant on a lot 10 acres or larger with the issuance of a conditional use permit (CUP). The CUP is a discretionary action that must be approved by the Board of Supervisors. The discretionary review results in a project being found either "consistent" or "inconsistent" with the County's General Plan and with the existing and/or planned uses the area. Therefore, with regard to substantially altering the present or planned land uses, impacts will be less than significant.

- b) The Project site is not located within a City's sphere of influence or near a city of County boundary. No impacts will occur.

Mitigation: None required.

Monitoring: None 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCGP Land Use Element, RCMC

Findings of Fact:

- a/b) As discussed in response to Item 27 a), above. While the Project site is currently zoned for "Agricultural-10 acre minimum" (A-1-10), this zoning designation allows for a solar power plant on a lot 10 acres or larger with the issuance of a CUP. The CUP is a discretionary action that must be approved by the Board of Supervisors. The discretionary review results in a project being found either "consistent" or "inconsistent" with the County's General Plan and with the existing and/or planned uses the area. Therefore, with regard to consistency with the existing or proposed zoning at the Project site, as well as the surrounding zoning, which is also primarily agriculture, impacts will be less than significant.
- c/d) The land immediately surrounding the Project site north of SR-371 is designated Agriculture: Agriculture (AG:AG) to the north, east and west, land use is designated Rural Community: Estate Density Residential (RC:EDR) with land designated for Community Development: Commercial Retail (CD:CR) generally along SR-371 south of the project site. Currently, the majority of the area immediately surrounding the Project site is undeveloped land which is mostly disturbed from discing or agricultural operations except for the area designated OS: RUR, which is undeveloped and undisturbed. Existing development occurs east of the Project site (Anza structure), and southeast (commercial retail and light industrial uses).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed installation and operation of a solar facility is compatible with the existing land use designation of the site. Moreover, the Project is consistent with the County General Plan's policies regarding solar energy resources. Specifically, Policy LU 15.14, which states, "Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use," as well as Policy LU 15.15, which states, "Permit and encourage, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside." Further, the operation of solar facility at the Project site will not be incompatible with surrounding land uses or otherwise prohibit the land from being developed according to its General Plan land use designation. Therefore, impacts will be less than significant.

- e) There is no established community within or immediately surrounding the Project site. The nearest residential community is approximately 1,200 feet southeast of the Project site, which is characterized as large-lot rural residential homes. As such, implementation of the Project will not disrupt or divide the physical arrangement of an established community. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None 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 checked="" type="checkbox"/>	<input 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: RCGP Figure OS-5 "Mineral Resources Area"; USGS

Findings of Fact:

- a) The Project site is located in a region identified as "Unstudied," which means there is no Mineral Resource Zone designation issued. However, given the relatively small size of the Project site and the lack current or historic mining activity in proximity to the site, it is highly unlikely that valuable mineral resources exist at the Project site or that surface mining or mineral recovery operation could feasibly take place at the site. The nearest mining activity to the site, as recorded by the U.S. Geological Survey, occurs at Cahuilla Mountain, approximately 8 miles northwest of the Project site. No past, current, or proposed mining activity is located within the Anza Valley floor. Therefore, the potential Project impact to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mineral resources of value to the region or to the residents of the state is considered less than significant.

b/c/d) The proposed Project site is not located on or near a locally-important mineral resource recovery site, existing surface mine, or abandoned quarries or mines. Thus, no impacts with regard to these mineral resource issues are anticipated.

Mitigation: None required.

Monitoring: None 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: RCGP Safety Element; Google Maps

Findings of Fact:

a/b) The Project site is not located within an airport land use plan or within two miles of an airport or private airstrip. The nearest airport is Palm Springs International Airport, approximately 20 miles north of the Project site, and the nearest private airstrip is Ernst Field, approximately 14 miles west of the Project site. Therefore, no impacts in regards to airport noise will occur.

Mitigation: None required.

Monitoring: None required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan"

Findings of Fact:

There are no railroad tracks in traversing the Anza Valley or near the Project site. Therefore, no impacts in regards to railroad noise will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

32. Highway Noise

NA A B C D

Source: RCGP Table N-1 "Land Use Compatibility for Community Noise Exposure", Project Application Materials, RCGP Figure C-1 "Circulation Plan", RCGP EIR

Findings of Fact:

Because the County General Plan Noise Element's Table N-1 (Land Use Compatibility for Community Noise Exposure) does not specifically indicate the applicable noise standard for a solar facility use, the noise standard for Industrial, Manufacturing, Utilities, Agriculture will be utilized in this analysis as it is the most comparable land use category. Accordingly, noise levels up to 75 dBA Ldn or CNEL is considered "normally acceptable." The Project site is generally bounded along the southern perimeter by SR-371. SR-371 is classified as Major roadway with 118-foot right-of-way. According to the Riverside County General Plan EIR, the 70 dBA typical noise contour associated with a Major highway, under at-capacity traffic volume conditions, occurs approximately 91 feet from the roadway's centerline (Figure 4.13.7). It should be noted that this noise contour represents a conservative worst case scenario as a 4-lane highway as per its General Plan classification, and the roadway is not currently at this capacity. Even so, while the Project boundary extends to the SR-371 right-of-way, the siting of the solar panels are setback approximately 100 feet from the Project boundary behind a proposed on-site fence. Nonetheless, highway noise impacts to the Project site will be within the "normally acceptable" range, that is, the typical highway noise will not exceed 75 dBA. Moreover, as the solar facility is an unmanned use and the operation of the solar units are unaffected by highway noise, highway noise will not impact the Project. Therefore, with regard to highway noise, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

33. Other Noise

NA A B C D

Source: Project Application Materials, Google Maps

Findings of Fact:

The area surrounding the Project site does not include substantial noise-generating sources which could be considered adverse or significant that is not already discussed under other topics in this Initial Study. Therefore, with regard to other noise sources, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Google Maps, Ord. No. 847

Findings of Fact:

a) Long-term operation of the solar power generation facility will not produce noise, nor will the solar power generation facility require staff personnel to be present at all times. Infrequent Routine maintenance activities will be infrequent and not require the use of heavy equipment. Therefore, with regards to a substantial permanent increase in ambient noise levels existing without the Project, no impacts will occur.

b/d) The solar power generation facility will not employ heavy earthmoving equipment which is typically the primary source of adverse construction-related noise. The nearest sensitive receptor, a single-family residence to the southeast along Burnt Valley Road, is approximately 440 feet from the Project site boundary and approximately 550 feet from the nearest proposed solar panel array. Moreover, two roadways (SR-371 and Burnt Valley Road) are located between the single-family residence and the Project site, and noise from vehicular traffic along these roadways will serve to partially mask the Project's temporary construction noise. This distance is sufficient to attenuate any minor noise generation resulting from the solar panel's construction activities, including any minor ground-borne noise or vibrations. Installation of the new electrical facilities will result in a temporary or periodic increase in the vicinity in which these facilities are being installed. This noise will not be situated in a single location for an extended period of time as construction of the linear facilities proceeds. Further, as discussed below, the time of construction will be restricted to only the daytime hours. Because of the limited types of construction to be employed for the Project and the distance of the nearest sensitive receptor, including the partial noise masking from the roadways, potential impacts related to substantial temporary or periodic increases in ambient noise levels will be less than significant.

c) Riverside County Ordinance No. 847 establishes countywide standards regulating noise according to the type of land use (General Plan land use designation and density). The land use north, east and west of the Project site is designated Agriculture (AG:AG), the land use south of the Project site is designated Community Development: Commercial Retail (CD:CR) and Rural Community:Estate Density Residential (RC:EDR). According to Section 4 of Ordinance No. 847, the maximum decibel levels for these listed land use designations range from 45 dBA to 75 dBA during the daytime (7 AM – 10 PM), and 45 dBA to 55 dBA during the nighttime (10 PM – 7 AM). Operation of the proposed Project will not produce substantial levels of noise as the solar panels are not noise-generating equipment. Infrequent maintenance, including washing of panels, will be performed on an infrequent basis, potentially once every two to three months, depending on prevailing conditions; however, such infrequent maintenance is not a significant source of noise. Regarding the Project's construction noise, according to Section 2 of Ordinance No. 847, noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling, such as the proposed Project, is exempt from Ordinance No. 847's noise standards provided that 1) construction does not occur between the hours of 6:00 PM – 6:00 AM during the months of June through September, or between the hours of 6:00 PM – 7:00 AM during the months of October through May. Therefore, adherence of Riverside County Ordinance No. 847 will ensure that impacts to construction noise will be less than significant.

Mitigation: None required.

Monitoring: County Inspector; Project Construction Manager

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a/c) The Project site is vacant. Project implementation will not displace existing housing or people. Therefore, no impact will occur.
- b) The Project will not generate a substantial number of jobs, induce growth, or otherwise create a demand for additional housing. Therefore, no impact will occur.
- d) The Project site is not located within or near a County Redevelopment Area. Therefore, no impact will occur.

e/f) Due to the limited duration of construction, particularly over three phases, and small number of construction workers, construction of the proposed Project does not have the potential to induce population growth either directly or indirectly. Infrequent maintenance will be handled by personnel in the existing Anza structure immediately adjacent to the Project site. Moreover, the solar facility is intended to more efficiently serve existing customers with energy resources. Therefore, no impacts will occur.

Mitigation: None required.

Monitoring: None 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: RCMMC; Google Maps

Findings of Fact:

The Project site is located in an area where fire protection services are the responsibility of the state. The nearest fire station, located at 56560 Highway 371, is 1.8 miles west of the Project site. Although the solar panel array presents a slightly increased potential for fire than the existing conditions, the increase will not require new or physically altered fire service facilities to maintain existing service ratios and response times. Additionally, the Project includes design considerations for fire protection services including an on-site fire lane for firefighting vehicles and equipment, the gate providing access to the solar panel area from the Anza office area will be a minimum of 27 feet wide and equipped with a rapid entry system. Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

37. Sheriff Services

Source: Project Application Materials; RCGP

Findings of Fact:

Law enforcement services to the Project area are provided by the Sheriff's Hemet Station. Construction and operation of the proposed Project will not increase the need for sheriff services. The Project includes fencing along the entire perimeter of the Project site and a berm along the northern perimeters to deter trespassing or other illegal activity on site. Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

38. Schools

Source: Project Application Materials

Findings of Fact:

The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that schools will be affected. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

39. Libraries

Source: Project Application Materials

Findings of Fact:

The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that libraries will be affected. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

40. Health Services

Source: Project Application Materials

Findings of Fact:

The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that health services will be affected. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None 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?

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

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

Source: Project Application Materials, RCMC

Findings of Fact:

a/b) The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that existing parks or recreational facilities will be

affected. Additionally, the Project does not include recreational facilities, nor does it require the expansion of a recreational facility. Therefore, no impact will occur.

- c) The proposed Project is not located with a CSA or district with required fees for parks and recreational facilities. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

42. Recreational Trails

Source: Project Application Materials; RCGP Circulation Element

Findings of Fact:

A historic trail runs along Kirby Road, approximately 1,500 feet west of the Project site, identified as the Juan Bautista de Anza Trail. However, the proposed Project does not include housing or any other feature that will increase residents or employment in the area such that recreational trails will be affected, including the historic trail along Kirby Road. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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?

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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or

access to nearby uses?

- i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Project Application Materials, RCGP

Findings of Fact:

- a/b/g) The proposed Project is not a traffic generating facility. Construction activities entail relatively minor grading work and site preparation. Heavy earthmoving equipment will not be used. Construction vehicles will utilize the local street system to access the Project site from the Anza office immediately east of the site. Once operational, minimal and infrequent maintenance of the system will require existing personnel from the immediately adjacent Anza office to infrequently visit the Project site; however, due to the proximity of the Anza office, maintenance activities will not impact the circulation system as access to the solar panel area will be provided directly from the Anza office site. No long-term impact to the performance of the circulation system will occur since the increase in construction traffic on the surrounding street system and the impacts associated with installation of the electrical facilities will be temporary and minimal in relation to existing traffic volumes, and operational maintenance will not generate new trips. Similarly, the Project will not impact any congestion management programs. Therefore, impacts will be less than significant.
- c) The Project site is approximately 20 miles from the nearest airport and approximately 14 miles from the nearest airstrip. However, to further reduce potential impacts to airplanes, the solar panels have been designed to be southward facing low profile solar panels with non-glare dark blue or black-tops supported by metallic frame that will be located underneath, thus, making the metallic support frame practically invisible from a birds eye view. Because the Project's solar panels will not be reflective in nature it can be assumed that the solar panels would not result in changes to air traffic patterns. Therefore, no impact will occur.
- d) The Project does not include any feature that will alter waterborne or rail traffic, nor are such modes of transportation available within the Project region. Regarding air traffic, see 43.c), above. Therefore, no impact will occur.
- e) The Project will not require any changes to be made to local public roadways, or introduce incompatible uses. Therefore, no impact will occur.
- f) The Project site will be accessed from SR-371 via the Anza office site, and such roadway is maintained by the state. The Project's temporary construction traffic impact will not be significant and the roadway in its current condition is adequate for conveying such to and from the Project site because this will be an unmanned facility requiring infrequent maintenance. Thus, the Project will not result in the need for new or altered maintenance of roads. Therefore, impacts will be less than significant.
- h) The Project site is currently vacant and will be accessed via the existing Anza office to the east. Thus, the Project will not alter or compromise any existing emergency access points in the area, either during construction or operation. Therefore, no impact will occur.
- i) The Project will not affect any alternative transportation policies, plans, or programs. The Project site will be accessed via the existing Anza office. Construction-related traffic will be insignificant and temporary, and Project operational maintenance activity will not generate a substantial number of new trips on the circulation system because once constructed the Project will be an unmanned facility requiring infrequent maintenance. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

44. Bike Trails

Source: RCGP, Project Application Materials

Findings of Fact:

The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that bike trails will be affected. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None 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?

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

Source: Project Application Materials

Findings of Fact:

- a) The proposed Project involves the installation of solar power generation panels. After installation is complete, long-term operations of the solar panels will require infrequent washing. Water will be available from the existing Anza office immediately east of the solar panel area. Because the Project is an unmanned facility, apart from the washing activities no other water demand is created by the Project. Therefore, with regards to requiring new or expanded water treatment facilities, impacts are less than significant.
- b) Construction of the solar facility will require minimal water usage, and long-term operation of the facility will not require water except for infrequent washing of the panels. Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

46. Sewer

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

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

Source: Project Application Materials

Findings of Fact:

- a) The proposed Project is an unmanned facility which will not generate wastewater. Therefore, with regards to requiring new or expanded wastewater treatment facilities, no impacts are anticipated.
- b) Construction and long-term operation of the solar power generation facility will not increase the demand of wastewater treatment facilities in the area. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) Long-term operation of the solar power generation facility will not generate solid waste. If any waste is generated during the construction process, disposal of construction materials will occur in accordance with federal, state, and local regulations. Disposal will occur at permitted landfills, and construction contractors will be encouraged to recycle construction materials. Additionally, 50 percent, at minimum, of the solid waste that will be generated during construction is required by state law to be diverted from the landfill. In addition, since the solar panels are prefabricated, there will be minimal waste associated with their installation. Therefore, with regards to sufficient landfill capacity, impacts will be less than significant.
- b) The construction and long-term operation of the solar power generation facility will comply with federal, state, and local statutes for solid waste. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

48. Utilities

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

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

Source: Project Application Materials

Findings of Fact:

- a) The Project will beneficially impact electricity services in the area by providing a renewable source of electricity to existing customers which is a beneficial impact. Therefore, no (negative) impact will occur.
- b/c) The Project will not require the use of natural gas or communications system, and will not impact their existing connections and performance. Therefore, no impact will occur.
- d) The Project will not require the construction or installation of new drainage facilities. The Project's drainage will continue to drain in the same pattern and direction as it does currently towards the earthen ditch located along SR-371. Therefore, no impact will occur.
- e) The Project will not install additional street lighting, nor impact existing street lighting. Therefore, no impact will occur.
- f) The Project will not result in or require the maintenance of public facilities, including the roadways in the area. The Project site will only be accessed from the existing Anza office immediately east of the solar panel area. Therefore, no impact will occur.
- g) The Project will not impact any other governmental services. Therefore, no impact will occur.

Mitigation: None required.

Monitoring: None required.

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact:

- a) The Project will beneficially impact electricity services as well as energy conservation plans in the area by providing a renewable source of electricity to existing customers which is a beneficial impact. Therefore, no (negative) impact will occur.

Mitigation: None required.

Monitoring: None required.

OTHER

50. **Other:** Would the Project expose construction workers or residents to Valley Fever from construction activities?

Source: Project Application Materials; RCDPH

Findings of Fact:

As part of the Project's Pre-Application Review with the County, the Planning Department commented that Valley Fever should be addressed. According to the County Department of Public Health, Valley Fever is a disease found only in the Western Hemisphere, primarily in the southwestern United States and northern Mexico. It is caused by an infection from fungal spores called *coccidioides*, which are found in soil. Transmission usually occurs when the spores are inhaled following outdoor activities, typically during the summer or late fall. The disease does not travel from person-to-person, and approximately 60 percent of those infected with Valley Fever show no symptoms. The majority of those whom become ill experience mild influenza-like symptoms; however, the disease can cause severe lung problems that can result in hospitalization or death if left untreated.

The Department of Public Health's Epidemiology and Program Evaluation published an informational bulletin in August 2012 analyzing the impact of Valley Fever in Riverside County between 2006 and 2010, which utilized several types of local data. The data show that at just over 3 cases for every 10,000 people, Valley Fever does not create an excess disease burden in the County; yet, the disease remains of particular interest due to the unknown impact of climate change because warming overall temperatures could increase fungal spore formation and dispersion. Being over the age of 45 years, being a male, and/or being of African descent were prevailing risk factors extrapolated from the data.

Geographic distribution of Valley Fever cases was also taken into consideration. The area near the City of Hemet has the greatest concentration of Valley Fever cases, followed by the areas in and near the City of Riverside. No cases are reported in the Anza Valley area; the nearest cases to the Anza Valley are those cases near the City of Hemet (approximately 21 miles northwest of the Project site) as well as cases in and near the City of Palm Springs in Coachella Valley (approximately 19 miles northeast of the Project site). However, it should be noted that the geographic distribution map data are based on where cases lived at the time of diagnosis and not where infection occurred, and caution must be used when assigning risk to areas of the County.

Even so, cases are shown in various areas of the County, from the northwest to the southwest, and from the San Gorgonio Pass to Coachella Valley, and areas in west-central County like the cities and communities between Lake Perris and Diamond Valley Lake. Such distribution of cases in the County (west of the Salton Sea), at least to a degree, that Valley Fever cases are widely distributed. Despite this relatively widespread distribution of Valley Fever, no cases are within or near Anza Valley for tens of miles. Moreover, the local economy is not such that it would be reasonably expected that a considerable number of workers from areas like Hemet/San Jacinto, Coachella Valley, northwest or southwest Riverside County would commute to a job site in the Anza Valley due to the rural character of the area and lack of major construction project opportunities. Thus, it would be unlikely that the noted cases contracted Valley Fever in the Anza Valley.

In theory, the risk of Valley Fever affecting the Project would be during construction activities as the operation of the Project consists of an unmanned solar facility. Specifically, from any dust that becomes airborne as a result of construction activities. However, the Project is required to adhere to SCAQMD's Rule 403, which requires certain preventive actions to reduce or mitigate fugitive dust emissions. Thus, with the Project's adherence to Rule 403, and given the unlikely probability of Valley Fever occurring at the Project site, potential impacts to construction workers or off-site residents to Valley Fever is considered to be less than significant.

Mitigation: None required.

Monitoring: None required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 51. 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 eliminate important examples of the major periods of | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
-

California history or prehistory?

Source: Above checklist and referenced sources

Findings of Fact:

The Project will 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. Implementation of above-identified mitigation measures **MM BIO 1** through **MM BIO 3** for biological resources will reduce impacts to less than significant level, and mitigation measures **MM CR 1** through **MM CR 2** for cultural resources will reduce impacts regarding potential accidental discovery of cultural or paleontological resources or human remains to less than significant. Therefore, impacts will be less than significant with mitigation.

Mitigation: Refer to responses to items 7 a) through 7 e) and items 9 a) and 9 b).

Monitoring: Refer to responses to items 7 a) through 7 e) and items 9 a) and 9 b).

52. 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: Above checklist and referenced sources

Findings of Fact:

The Project does not have impacts which are individually limited, but cumulatively considerable. The purpose of the proposed Project is to improve electricity generation from a renewable source for existing customers. The Project is not considered growth-inducing, as defined by State CEQA Guidelines. As discussed in item 21 Greenhouse Gas Emissions, the Project will result in the generation of approximately 170.04 metric tonnes of carbon dioxide equivalents per year, but these emissions are below the SCAQMD recommended screening levels. Furthermore, the Project is a renewable energy project and as such will aid in the reduction of GHG emission from power plants by reducing the amount of fossil fuels used to generate electricity. Therefore, the Project's contribution to global climate change is not considered cumulatively considerable. As discussed in item 43, Circulation, the Project will not contribute to Project-specific significant impacts, and thus, will not result in cumulatively considerable impacts with respect to circulation. Therefore, impacts will be less than significant.

Mitigation: None required.

Monitoring: None required.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Above checklist and referenced sources; Project Application Materials

Findings of Fact:

Adherence to existing codes, ordinances, regulations, standards, and guidelines, combined with the mitigation measures identified in this Initial Study will ensure that no substantial adverse

effects on human beings, either directly or indirectly will result. Additionally, regarding the potential for construction workers or off-site residents being exposed Valley Fever, the Project will adhere to Rule 403's fugitive dust prohibition, and moreover, it is unlikely Valley Fever occurs at the Project site given the County's case data research between 2006 and 2010. Therefore, impacts will be less than significant in this regard.

Mitigation: None required.

Monitoring: None required.

V. 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: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

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

VII. REFERENCES/AUTHORITIES CITED

Cited As:	Source
AMEC(a)	AMEC Foster Wheeler Environment & Infrastructure, <i>AEPCO Solar Project MSHCP Habitat Assessment & Los Angeles Pocket Mouse Survey</i> , July 6, 2015. (Appendix C.)
AMEC(b)	AMEC Foster Wheeler Environment & Infrastructure, <i>AEPCO Solar Project Jurisdictional Delineation Report</i> , September 18, 2015. (Appendix C.)
AMEC(c)	AMEC Foster Wheeler Environmental & Infrastructure, <i>Draft AEPCO Solar Project Determination of Biologically Equivalent or Superior Preservation for the Los Angeles Pocket Mouse</i> , September 21, 2015. (Appendix C)
AMEC(d)	AMEC Foster Wheeler Environment & Infrastructure, <i>AEPCO Solar Project Avian Protection Plan</i> , February 11, 2016. (Appendix C)
AQMP	South Coast Air Quality Management District, <i>Air Quality Management Plan 2012</i> , February 2013. (Available at http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan , accessed October 7, 2015.)

Cited As:	Source
Caltrans	California Department of Transportation, <i>California Scenic Highway Mapping System, Riverside County</i> . (Available at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm , accessed September 4, 2015.)
CRM TECH(a)	CRM TECH, <i>Phase I Archaeological Assessment, AEPCO Solar Project, Assessor's Parcel No. 575-110-034, Anza Area, Riverside County, California</i> , November 19, 2015. (Appendix D.)
CRM TECH(b)	CRM TECH, <i>Paleontological Resources Assessment Report, AEPCO Solar Project, Assessor's Parcel No. 575-110-[034], Anza Area, Riverside County, California</i> , July 29, 2015. (Appendix D.)
DOC(a)	California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <i>Riverside County Important Farmland 2012, Sheet 1 of 3</i> , published February 2015. (Available at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/riv12_w.pdf , accessed September 4, 2015.)
DOC(b)	California Department of Conservation, Division of Land Resource Protection, Conservation Program Support, <i>Riverside County Williamson Act FY 2008/2009, Sheet 1 of 3</i> , published 2012. (Available at ftp://ftp.consrv.ca.gov/pub/dlrp/wa/riverside_w_08_09_WA.pdf , accessed September 4, 2015.)
DOC(c)	California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <i>Important Farmland Categories</i> , copyright 2015. (Available at http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx , accessed May 10, 2016.)
DTSC	California Department of Toxic Substances Control, EnviroStor database. (Available at http://www.envirostor.dtsc.ca.gov/public/ , accessed July 16, 2015.)
Google Maps	Google Maps. (Available at https://www.google.com/maps , accessed September 4, 2015.)
LOR	LOR Geotechnical Group, Inc., <i>Preliminary Geotechnical Investigation for the Proposed Anza Solar Facility, Anza Area, Riverside County, California</i> , December 16, 2015. (Appendix E)
Ord. No. 348	Riverside County, <i>Ordinance No. 348 – Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside</i> , as amended through Ordinance No. 348.4802, effective June 18, 2015. (Available at http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf , accessed September 4, 2015.)
Ord. No. 460	Riverside County, <i>Ordinance No. 460 – Regulating the Division of Land of the County of Riverside</i> , as amended through Ordinance No. 460.152, effective August 14, 2014. (Available at http://www.rivcocob.org/ords/400/460.pdf , accessed September 4, 2015.)
Ord. No. 484	Riverside County, <i>Ordinance No. 484 – Control of Blowing Sand</i> , as amended through Ordinance No. 484.2 and by Ordinance No. 802, effective April 13, 2000. (Available at http://www.rivcocob.org/ords/400/484.2.pdf , accessed December 1, 2014.)
Ord. No. 625	Riverside County, <i>Ordinance No. 625 – Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Pubic Notification Thereof</i> , as amended through Ordinance No. 625.1, effective December 8, 1994. (Available at http://www.rivcocob.org/ords/600/625.1.pdf , accessed September 4, 2015.)
Ord. No. 655	Riverside County, <i>Ordinance No. 655 – Regulating Light Pollution</i> . (Available at http://www.rivcocob.org/ords/600/655.htm , accessed September 4, 2015.)

Cited As:	Source
Ord. No. 847	Riverside County, <i>Ordinance No. 847 – Regulating Noise</i> , as amended through Ordinance No. 847.1, effective July 19, 2007. (Available at http://www.rivcocob.org/ords/800/847.pdf , accessed September 4, 2015.)
REMAP	Riverside County, <i>General Plan, Riverside Extended Mountain Area Plan</i> , adopted October 2003, as amended through November 2014. (Available at http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/3%20Area%20Plan%20Volume%202/REMAP_clean_112414.pdf , accessed September 4, 2015.)
RCDPH	Riverside County Department of Public Health, Epidemiology and Program Evaluation, <i>Impact of Valley Fever in Riverside County, 2006-2010</i> , August 2012. (Available at http://www.rivcohealthdata.org/home/images/DOWNLOADS/PUBLICATIONS/MONTHLY_BULLETIN/2012/2012-08%20%7C%20Impact%20of%20Valley%20Fever%20in%20Riverside%20County,%202006-2010.pdf , accessed September 4, 2015).
RCGP	Riverside County, <i>General Plan</i> , adopted October 7, 2003, as amended through March 11, 2014. (Available at http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx , accessed December 1, 2014.)
RCGP EIR	Riverside County Transportation & Land Management Agency, Planning Department, <i>Riverside County Integrated Project, General Plan Final Program Environmental Impact Report</i> , certified 2003. (Available at http://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html , accessed September 4, 2015.)
RCMMC	Riverside County Information Technology, Geographic Information Services, Map My County online database. (Available at http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm , accessed September 4, 2015.)
USGS	U.S. Geological Survey, Mineral Resources On-Line Spatial Data. (Available at http://mrdata.usgs.gov/mineral-resources/mrds-us.html , accessed September 4, 2015.)
WEBB(a)	Albert A. WEBB Associates, <i>Visual Impact Assessment of the SunAnza Solar Project</i> , October 20, 2015.(Appendix A.)
WEBB(b)	Albert A. Webb Associates, <i>Air Quality/Greenhouse Gas Analysis for the SunAnza Solar Project</i> , October 7, 2015. (Appendix B)

VIII. ACRONYMS AND ABBREVIATIONS

Acronyms

A-1-10	Light Agriculture with 10-acre minimum
AG	Agriculture
Amsl	Above mean sea level
Anza	Anza Electric Cooperative, Inc.
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CBC	California Building Code
CD	Community Development
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act