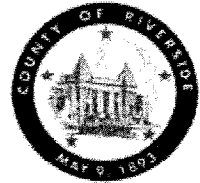


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

303B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 30, 2010

**SUBJECT: FAST TRACK CONDITIONAL USE PERMIT NO. 3635 (FTA-2010-08)** – Intent to Adopt Mitigated Negative Declaration – Applicant: ColGreen Energy, LLC – Engineer/Representative: Phil Reese - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 70, southerly of Avenue 68, easterly of Arthur Street, westerly of Cleveland Street – 482 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** Construct and operate a 75 megawatt (MW) photovoltaic solar power plant project consisting of 75 array modules, each module consisting of approximately 20 rows with 25 solar panels up to 12 feet in height bisected by a 24 foot wide private service road and power inverters, and a 4,800 sq. ft. office/warehouse building up to 16 feet in height with a 4,000 sq. ft. parking lot and adjoining 20,000 gallon above ground water tank, with overall project perimeter surrounded by an eight (8) foot high chain-link fence.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42244**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **FAST TRACK CONDITIONAL USE PERMIT NO. 3635**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials: *am*  
CSL:vc

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Benoit, and Ashley  
Nays: None  
Absent: Tavaglione and Stone  
Date: November 2, 2010  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

REVIEWED BY EXECUTIVE OFFICE

DATE

*9/23/10*

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

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

*Carolyn Syms Luna · Director*

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA42244 / CUP03635

Project Title/Case Numbers

Jay Olivas, Project Planner  
County Contact Person

760-955-1195  
Phone Number

Determination was routed to County  
Clerks for posting on

11/15/10  
Date Initial

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Colgreen Energy, LLC  
Project Applicant

636 State Street El Centro, CA 92243  
Address

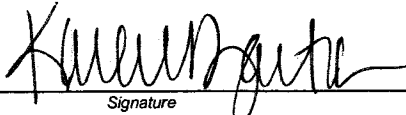
Northerly of Avenue 70, southerly of Avenue 68, easterly of Arthur Street, westerly of Cleveland Street.  
Project Location

Construct and operate a 75 MW photovoltaic solar project on approximaely 482 acres.  
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.  
A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.



Signature

Board Assistant

Title

November 2, 2010

Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42244 ZCFG05601

11.02.10 16.1

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Conditional Use Permit No. 3635

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


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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: August 18, 2010

Applicant/Project Sponsor: Colgreen Energy, LLC Date Submitted: December 2, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: November 2, 2010  
Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I0902997

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: COLGREEN ENERGY LLC \$64.00  
paid by: CK 1013  
paid towards: CFG05601 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42244 (CUP03635)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Dec 02, 2009 16:43  
JCMITCHE posting date Dec 02, 2009

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1002245

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: COLGREEN ENERGY LLC \$2,010.25  
paid by: RC 1043  
paid towards: CFG05601 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42244 (CUP03635)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Aug 04, 2010 16:13  
AKAMPERI posting date Aug 04, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

303B

**DATE:** September 21, 2010

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

**FROM:** Planning Department - Riverside Office *D.M. H*

**SUBJECT:** FAST TRACK CONDITIONAL USE PERMIT NO. 3635 (FTA-2010-08) – Intent to Adopt Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist) Desert Sun and Press Enterprise

**Need Director's signature by 9/29/10**  
Please schedule on the November 2, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5601)

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

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Board of Supervisors:

FAST TRACK CONDITIONAL USE PERMIT NO.  
3635 (FTA-2010-08)  
E.A. Number: 42244  
Applicant: ColGreen Energy, LLC  
Representative: Reese-Chambers, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The proposed fast track conditional use permit for the Colgreen Energy North Shore Solar Farm (Project) provides for the construction and operation of a 75 megawatt (MW) photovoltaic (PV) facility on approximately 482 acres of undeveloped private land in unincorporated eastern Riverside County, California. The project would involve the installation of 75 PV arrays for solar power generation. The proposed PV array system consists of modules, supports, inverters, foundations, and an underground cabling system. The electrical output would be connected through the underground cabling to an on-site electrical switching station. The foundations for the proposed PV array system will consist of either a steel post set in concrete or driven directly into the ground to 6 to 8 feet below grade. The overall total height of solar panels is approximately 12 feet from grade. The proposed Project will sell power to a yet undetermined utility.

The Project would include a 4,800 sq. ft. building up to 16 feet in height to house the offices, control room, switch room, reception and visitor area, warehouse, receiving area, and vehicle service area. A 20,000-gallon water tank with a fire department connection point would be constructed to store water for fire protection and on site usage. Water will be supplied from a newly drilled well located near the water tank.

Primary site access is planned from 70<sup>th</sup> Ave. Electricity generated by the Project will be interconnected into an existing Imperial Irrigation District (IID) 92 kilovolt (kV) transmission line that crosses the Project site through an easement in the northeast corner of the project site. IID will provide electrical service to the Project site from local distribution lines.

Two all-weather access roads into the facility would be constructed from 70<sup>th</sup> Ave. Both would be 24 ft. wide and all weather. Both would be gated. There would be two to four access points to each inverter station. Chain Link fencing would be installed on the east and west property boundaries and wrought iron on the north and south property boundaries. Final fencing materials were being discussed with regards to drainage concerns and will be resolved prior to the public hearing.

Colgreen Energy, LLC is the project applicant, Mr. Sam Perricone is the land owner. The solar array is proposed on undeveloped private desert land consisting of six parcels in unincorporated Riverside County in the Eastern Coachella Valley in the community of North Shore. The project site is located approximately 4.5 miles east-southeast of the unincorporated community of Mecca, two miles west of the unincorporated community of Northshore, and 0.4 miles north State Route 111.

### ISSUES OF POTENTIAL CONCERN:

The project's issues of potential concern included visual impacts, recommended road improvements, development impact fee calculations, biological impact issues, and fire control concerns. These issues have been resolved (see discussion below) with the attached recommended conditions.

Visual impacts would be reduced below significance due to the solar panels being low to the ground at approximately 12 feet in overall height and of a design to absorb sunlight which minimizes reflection. In

addition, there are limited noise impacts in that the solar panels do not generate any noise once built. Some noise would be generated during the construction phase of the project and from work during normal maintenance procedures which would be below significance subject to recommended conditions.

Transportation issues arose with need for potential off-site road improvements and dedications. These issues were resolved with recommended conditions, including, but not limited to, the applicant providing 50 foot half width right of way dedications along Avenue 68, Avenue 70, Arthur Street, and Cleveland Street. Additionally, it is recommended that Avenue 70 be improved with a 6-inch concrete curb and gutter located 32 feet from centerline to match up asphalt concrete paving.

Development Impact Fees in accordance with Ordinance No. 659 were also discussed with the applicant. It was determined that the disturbed area would consist of the on-site access roads, parking, and building footprint and was calculated to be 32 acres total which staff and the applicant were in agreement.

Biological impact issues were resolved with the Environmental Programs Department (EPD) review of the project's Biological Report. EPD has a recommended condition for bird nesting survey prior to grading permit. The project shall require a Water Quality Management Plan (WQMP) per the County Flood Department. Potential Fire Department issues have been resolved based on recommended conditions including appropriate water plans, fire lanes, fire flows and a sprinkler system.

The project was also reviewed by the North Shore Community Council on April 19, 2010 and no objections were received. No written public comment has been received as of this writing this staff report.

**SUMMARY OF FINDINGS:**

- |                                    |  |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Agriculture: Agriculture (10 Ac. Min.)   |
| 2. Existing Zoning (Ex. #2):       | Controlled Development Areas (W-2-10)  |
| 3. Surrounding Zoning (Ex. #2):    | Controlled Development Areas (W-2-10);<br>Controlled Development Areas (W-2); Light<br>Agriculture (A-1-10 and A-1-20); Heavy<br>Agriculture (A-2-10)                              |
| 4. Existing Land Use (Ex. #1):     | Vacant desert land   |
| 5. Surrounding Land Use (Ex. #1):  | Vacant desert land, Tribal land, Crops, Scattered<br>Dwellings   |
| 6. Project Data:                   | Total Acreage: 482 Acres (130 Acre Array Area)<br>Setbacks: 25 feet minimum<br>Height: 12 foot high solar panels<br>Megawatts: 75 MW<br>Access from Avenue 70 and Cleveland Street |
| 7. Environmental Concerns:         | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42244**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,



**APPROVAL** of **FAST TRACK CONDITIONAL USE PERMIT NO. 3635**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture (10 Acre Min.) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment and there is evidence that the project will have potential for adverse, but non-significant, effects on wildlife resources.
6. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

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

1. The applicant for Fast Track Conditional Use Permit No. 3635 proposes to establish and operate a 75 megawatt electric generation facility consisting of a photovoltaic array facility on approximately 482 acres, which includes, but is not limited to, modules, supports, inverters, foundations, and an underground cabling system to an on-site electrical switching station along with accessory operations building and off-site extension of utilities and access roads.
2. The project site is designated Agriculture: Agriculture (AG) (10 Acre Min.) on the Eastern Coachella Valley Area Plan.
3. The proposed photovoltaic solar array would be conditionally consistent within the Agriculture land use designation in that compatible resource development such as utilities and alternative energy resources are allowed within this designation.
4. The project site is zoned Controlled Development Areas (W-2) with surrounding zones consisting of Controlled Development Areas (W-2), Light Agriculture (A-1-10), Light Agriculture (A-1-20), and Heavy Agriculture (A-2-10). The project would be compatible with existing and surrounding zones due to proposed site improvements such as internal all weather access roads and minimum 24 foot setbacks around the perimeter of the site.
5. A proposed photovoltaic solar array facility with accessory operations building is a permitted use in the W-2 zone subject to approval of a conditional use permit.
6. The 482 acre site consists of vacant desert land. Surrounding land consists of vacant desert land, tribal land, crops and scattered single family dwellings. ~~The solar project is consistent with~~

surrounding land uses and the community of North Shore since the proposed project is conditioned for access and parking improvements, approximate height limits of 14 feet for the fixed photovoltaic solar panels, and proposed fencing around the project perimeter to reduce visual impacts.

7. A private 20,000 gallon water tank and separate private septic system is proposed to be used in conjunction with an approximate 4,800 square foot office/warehouse building. Domestic water and the proposed septic tank shall be provided in conformance with the water and sewer policies of the General Plan.
8. Primary access to the site coming from Avenue 70 (50' R/W) along the southerly boundary and secondary access from Cleveland Street (50' R/W) along the easterly boundary and secondary access from Arthur Street (50' R/W) along the westerly boundary and Cleveland Street (50' R/W) along the easterly boundary. The project will provide appropriate street and off-site traffic mitigation, such as, but not limited to, dedication and improvement of public right-of-way along Avenue 70, in compliance with the requirements of the circulation element of the General Plan.
9. The project is approximately three miles from a fire station. The project will provide appropriate fire protection improvements, such as a water system consisting of a water tank and sprinklers for the proposed office/warehouse building, in conformance with the fire services policies of the General Plan.
10. The project was transmitted to the North Shore Community Council. The applicant attended the North Shore Community Council on April 19, 2010; there were no verbal or written objections received at the community council and of the writing of the staff report.
11. The initial study performed pursuant to Environmental Assessment No. 42244 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Biological Resources
  - c. Cultural Resources
  - d. Geology/Soils
  - e. Hydrology/Water Quality

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

12. Biological impacts will be reduced below significance since the project is not located within a conservation area and based on proposed mitigation measures including nesting bird surveys prior to grading permit, and payment of CVMSHCP fees to mitigate impacts.
13. This project is a "Fast Track" (FTA-2010-08) project designated by the Economic Development Agency (EDA) and is intended to provide for beneficial jobs and economic growth.

**INFORMATIONAL ITEMS:**

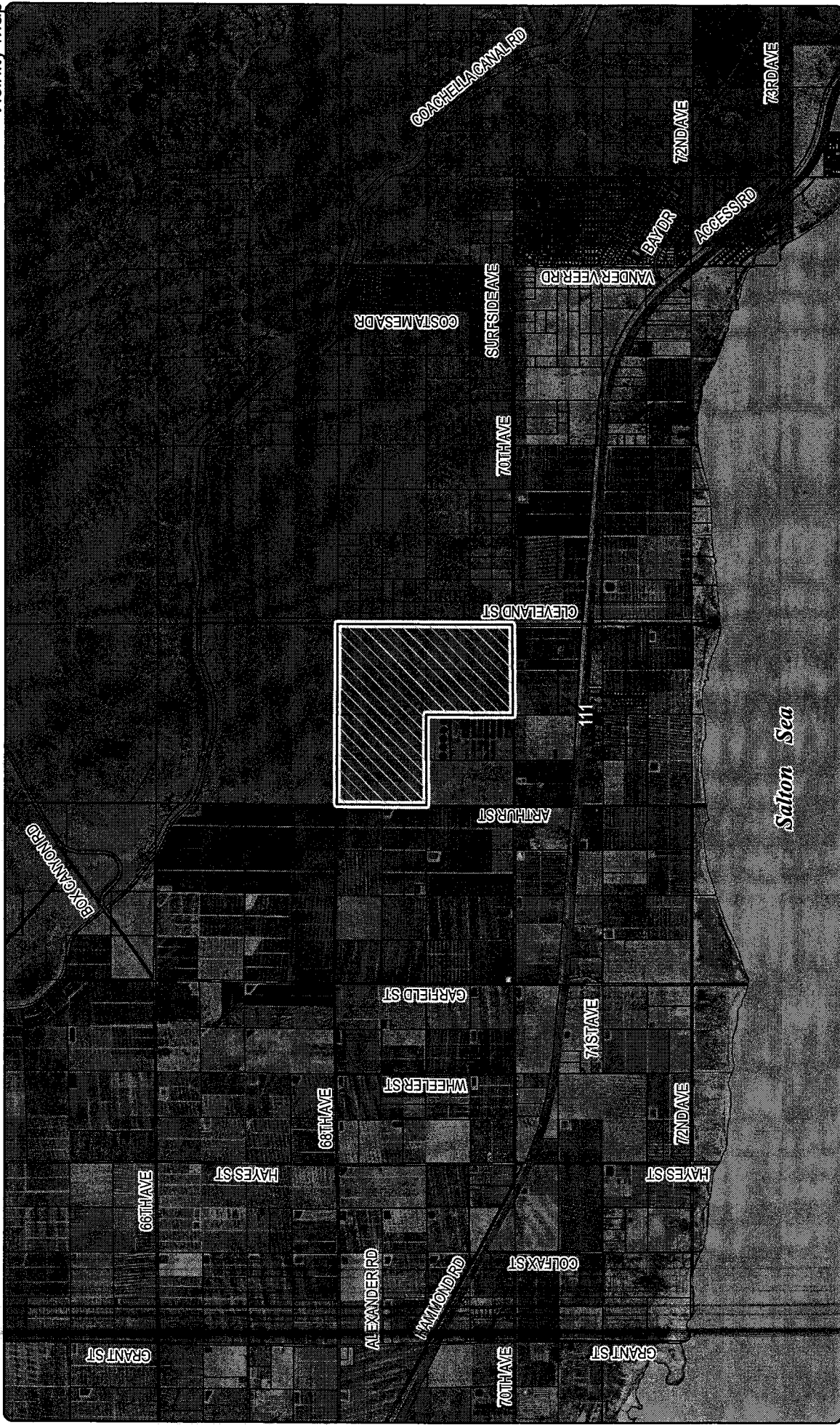
1. As of this writing (8/25/09), no letters in favor or opposition have been received from the general public.

2. The project site is not located within:
  - a. The Coachella Valley Multi Species Habitat Conservation Plan's Conservation Area.
  - b. Earthquake Fault Hazard Zone.
  - c. Agriculture Preserve.
  
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. The Coachella Valley Multi Species Habitat Conservation Plan Fee Area.
  - c. Flood Zone X of the Federal Flood Insurance rate maps.
  - d. Potential Liquefaction Zone.
  
4. The subject site consists of Assessor's Parcel Numbers 721-100-001, 721-100-002, 721-100-003, 721-100-004, 721-100-003, and 721-110-004.
  
5. The project is not located within a Conservation Area or Agriculture Preserve.
  
6. The project was filed with the Planning Department on December 2, 2009. Final department clearances were received on 8/16/10.
  
7. The project was reviewed by the Land Development Committee one time on January 28, 2010.
  
8. Deposit Based Fees charged for this project, as of the time of the staff report preparation (8/24/10), totals approximately \$26,000.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03635**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 7/06/10  
 Vicinity Map



Zoning District: Lower Coachella Valley  
 Township/Range: T7SR10E  
 Section: 19

Assessors Bk. Pg. 721-10,11  
 Thomas Bros. Pg. 5653 H2  
 Edition 2009

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



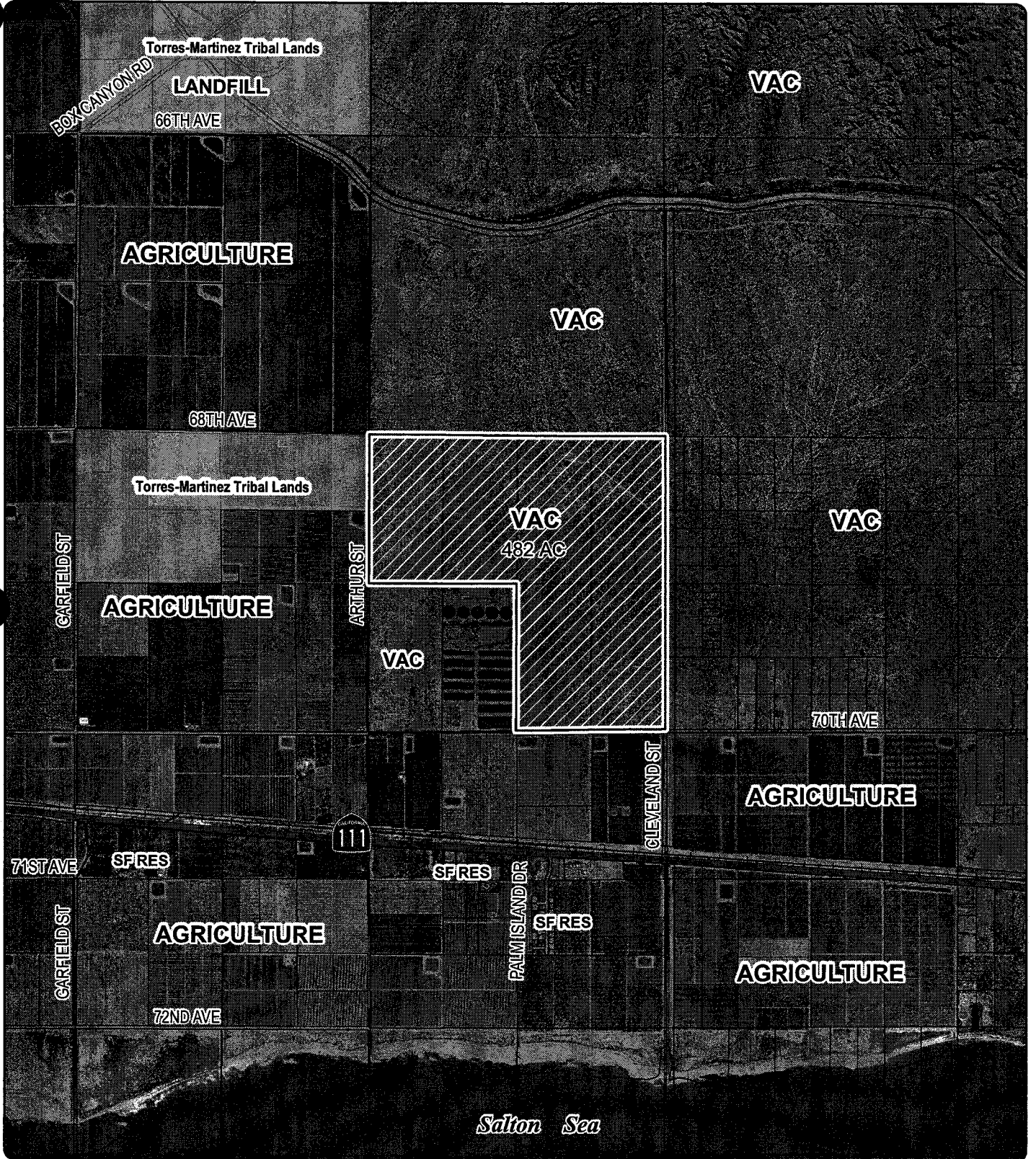
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03635

LAND USE

Supervisor Benoit  
District 4

Date Drawn: 7/06/10  
Exhibit 1

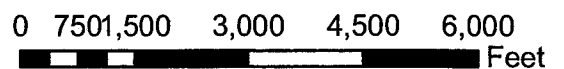


Zoning District: Lower Coachella Valley  
Township/Range: T7SR10E  
Section: 19

Assessors Bk. Pg. 721-10,11  
Thomas Bros. Pg. 5653 H2  
Edition 2009



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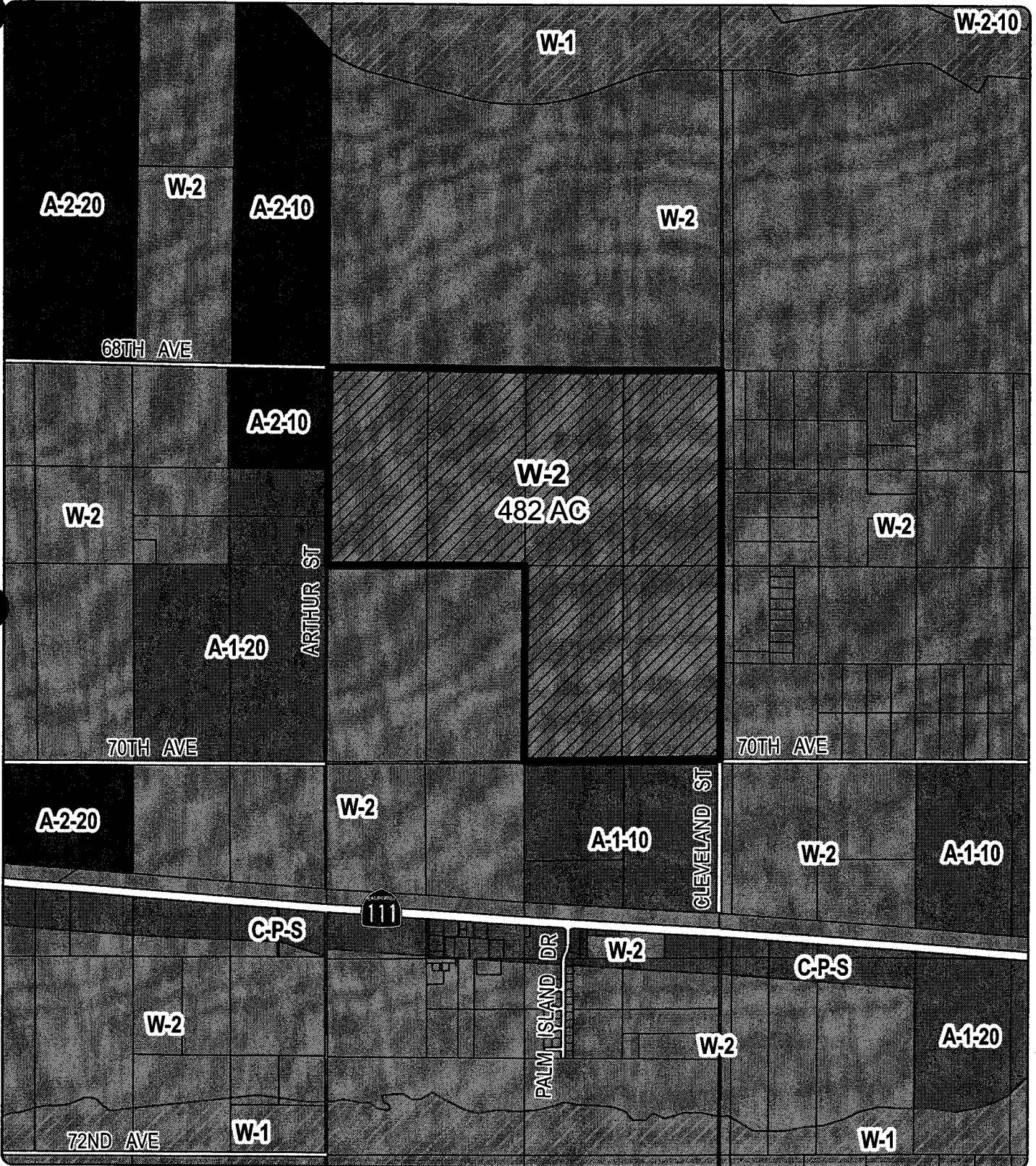
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03635

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 7/06/10  
Exhibit 2



Zoning District: Lower Coachella Valley  
Township/Range: T7SR10E  
Section: 19

Assessors Bk. Pg. 721-10,11  
Thomas Bros. Pg. 5653 H2  
Edition 2009



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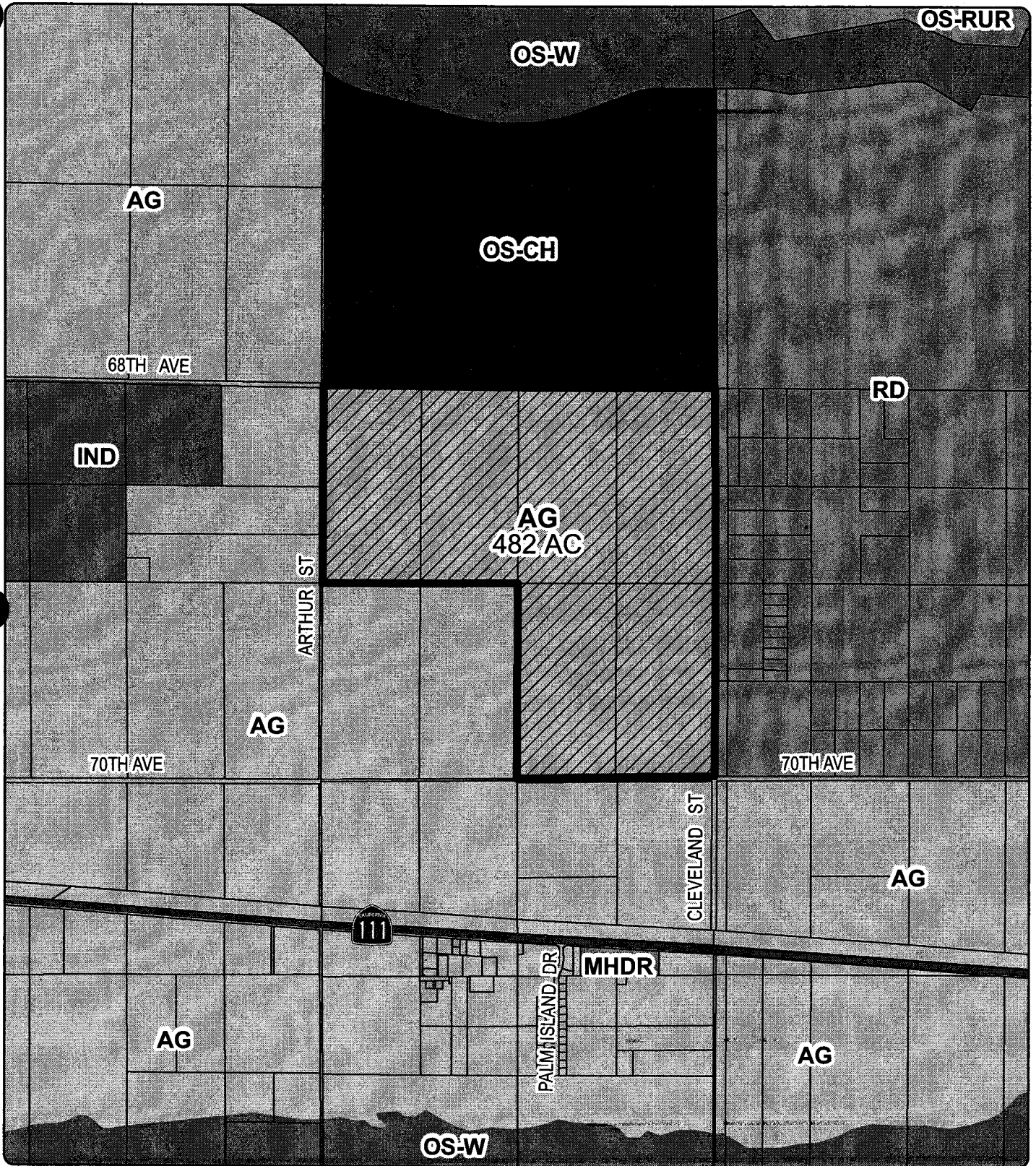
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03635

EXISTING GENERAL PLAN

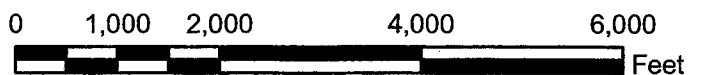
Supervisor Benoit  
District 4

Date Drawn: 7/06/10  
Exhibit 5



Zoning District: Lower Coachella Valley  
Township/Range: T7SR10E  
Section: 19

Assessors Bk. Pg. 721-10,11  
Thomas Bros. Pg. 5653 H2  
Edition 2009



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





PROPOSED LAND USE: SOLAR FACILITY

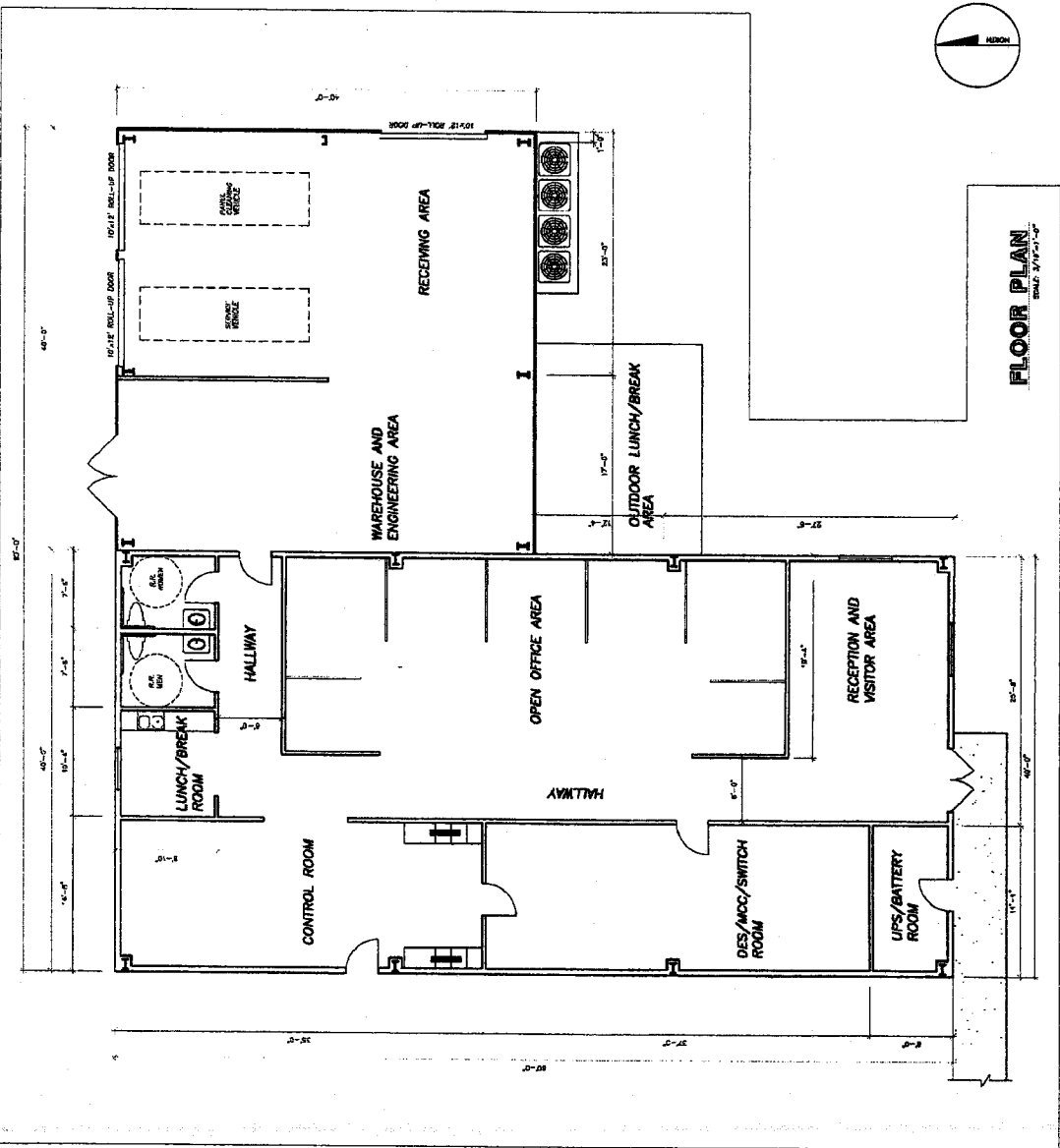
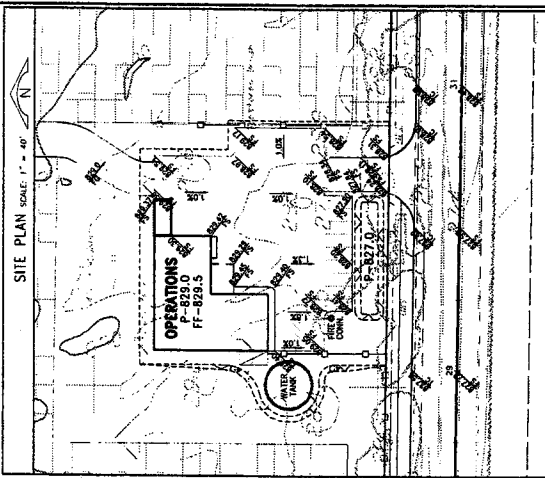
EXISTING LAND USE: AG AGRICULTURAL (VACANT)

ZONING: W2 AREA: 482 AC± GROSS 465.6 AC± NET

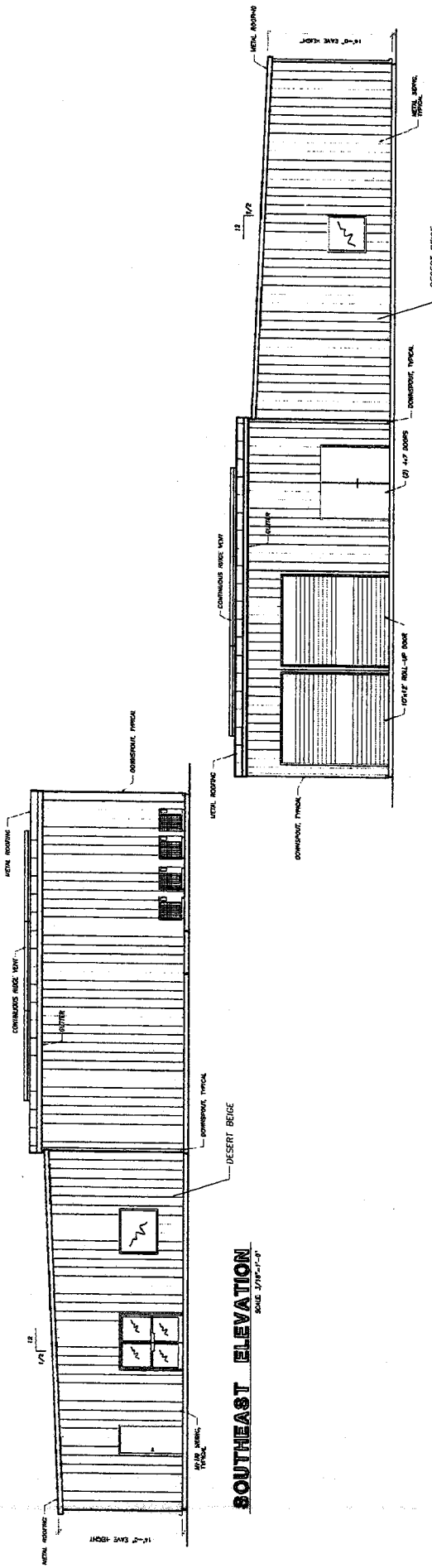
FLOOD ZONE: SEPTEMBER 29, 2004 FLOOD ZONE MAP, PARCEL 6083C9756; DATED

ASSESSORS PARCEL No.: 721-100-001 721-100-004  
 721-100-002 721-110-003  
 721-100-003 721-110-004

OWNER: SOLAR PROJECT AND USE OF LAND FROM UNIVERSITY OF CALIFORNIA, COUNTY OF RIVERSIDE, TRACT 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

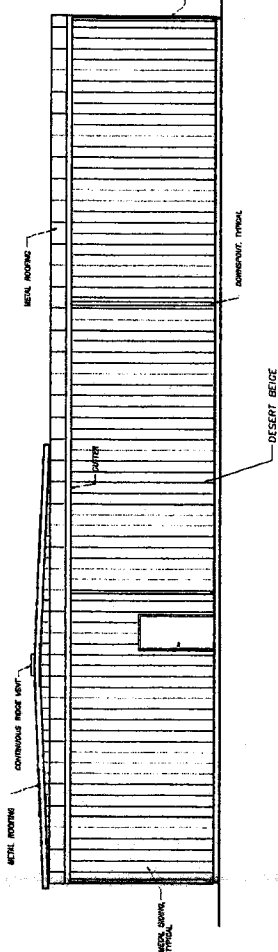


DATE: 09/20/11	REVISIONS	APPROVED BY: WMB & ASSOCIATES, INC. 22421 BARTON ROAD, #115 RIVERSIDE, CA 92513 (951) 831-8875	PROJECT: COUNTY OF RIVERSIDE BENCHMARK 12-4(US89) DESCRIBED AS PD, 2-1/2" BRASS DISK, ON CONCRETE HEADWALL STAMPED "B.L. 12-A US BUREAU OF RECLAMATION". ELEVATION = -193.878 SCALE: AS SHOWN V. AS SHOWN	COUNTY OF RIVERSIDE COLGREEN NORTH SHORE 75 MW PHOTOVOLTAIC GENERATION FACILITY SHEET TITLE: SITE PLAN FOR CONDITIONAL USE PERMIT LOCATION: PORTION SECTION 19, 17S - R10E, S8M, RIVERSIDE COUNTY CLIENT: COLGREEN	SHEET NO. 2 OF 3 SHEETS DRAWN BY: WMB DATE: 09/20/11 CHECKED BY: WMB
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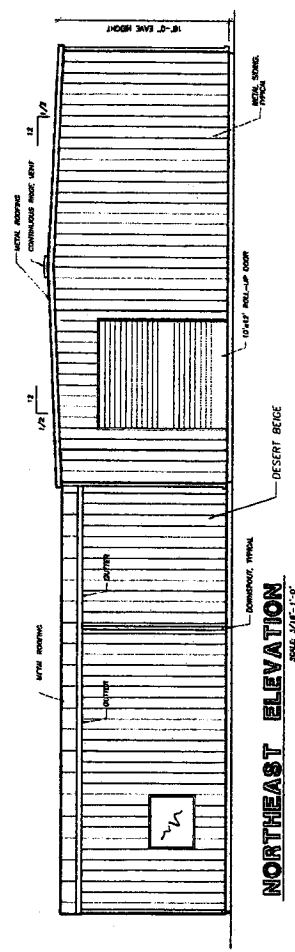


**SOUTHEAST ELEVATION**  
SCALE: 3/16"=1'-0"

**NORTHWEST ELEVATION**  
SCALE: 3/16"=1'-0"

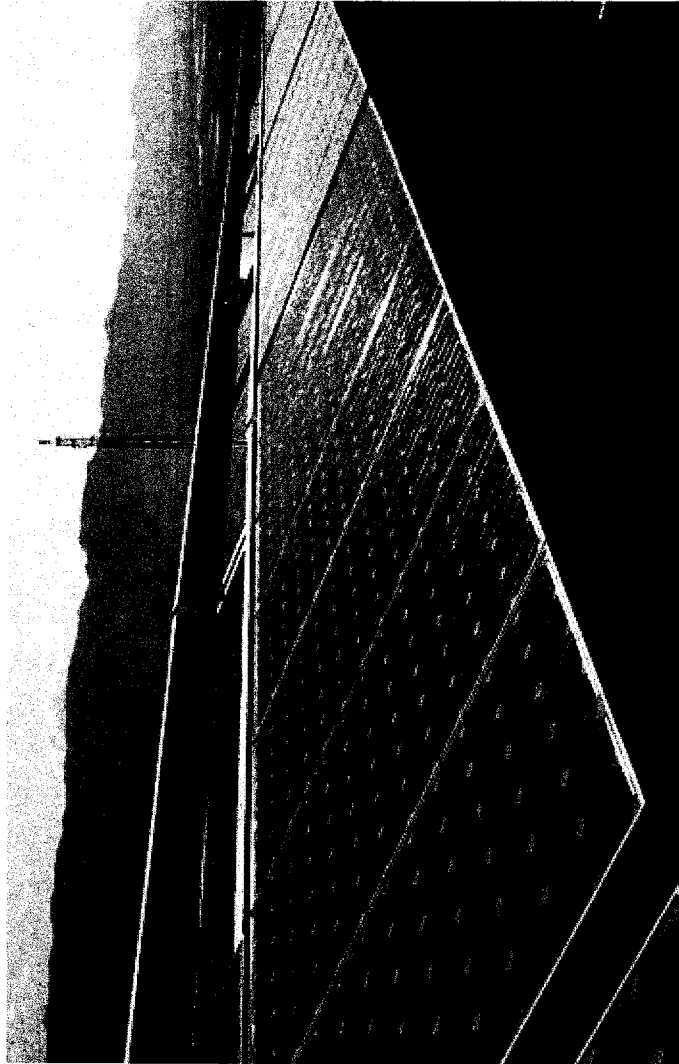


**SOUTHWEST ELEVATION**  
SCALE: 3/16"=1'-0"



**NORTHEAST ELEVATION**  
SCALE: 3/16"=1'-0"

COUNTY OF RIVERSIDE COLGREEN NORTH SHORE 75 MW PHOTOVOLTAIC GENERATION FACILITY SHEET TITLE: SITE PLAN FOR CONDITIONAL USE PERMIT LOCATION: PORTION, SECTION 19, 175 - R10E, 56M, RIVERSIDE COUNTY CLIENT: COLGREEN		SHEET No. <b>3</b> OF 3 SHEETS DRAWN BY: MMB DATE: 07/26/2010 JOB NO.: 1007-2
BENCHMARK: COUNTY OF RIVERSIDE BENCHMARK 12-AUG88R) DESCRIBED AS: 7.2-1/2" BRASS DISK, ON CONCRETE FOOTING, STAMPED "B.M. 12-A U.S. BUREAU OF RECLAMATION" ELEVATION = -193.878 SCALE: AS SHOWN V. AS SHOWN		
PROVIDED BY: <b>WMB &amp; ASSOCIATES, INC.</b> 2500 WINDYBROOK LANE, SUITE 133 CHANA, CALIFORNIA 92510 (951) 871-0873 MATTHEW N. BUSSEY, P.E. 7329		DATE: _____ COUNTY: _____ REVISIONS: _____ APPROVED: _____ DATE: _____ ENGINEER: _____



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42244  
**Project Case Type (s) and Number(s):** Conditional Use Permit, Case Number: CUP03635  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** County of Riverside Planning Department  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-8277  
**Applicant's Name:** ColGreen Energy, LLC  
**Applicant's Address:** 636 State St., El Centro, CA 92244

### I. PROJECT INFORMATION

**Project Description:** The proposed ColGreen Energy North Shore Solar Farm (Project) provides for the construction and operation of a 75 megawatt (MW) photovoltaic (PV) facility on approximately 480 acres of undeveloped private land in unincorporated eastern Riverside County, California. The proposed Project will sell power to a yet undetermined utility. The Project site is located approximately 4.5 miles east-southeast of the unincorporated community of Mecca, 2 miles west of the unincorporated community of North Shore, and 0.4 miles north of SR-111. The Project owner is ColGreen Energy, LLC.

The Project site consists of 480 acres made up of six parcels. All of the parcels are undeveloped desert, with no evidence that the property has ever been cultivated.

Primary site access is planned from 70<sup>th</sup> Ave. Electricity generated by the Project will be interconnected into an existing Imperial Irrigation District (IID) 92 kilovolt (kV) transmission line that crosses the Project site through an easement in the northeast corner of the project site. IID will provide electrical service to the Project site from local distribution lines.

The Project would involve the installation of 75 PV arrays for solar power generation. The proposed PV array system consists of modules, supports, inverters, foundations, and an underground cabling system. The electrical output would be connected through the underground cabling to an on-site electrical switching station. The foundations for the proposed PV array system will consist of either steel posts set in concrete or driven directly into the ground to 6 to 8 feet below grade.

The Project would include a 4,800 sq. ft. building to house the offices, control room, switch room, reception and visitor area, warehouse, receiving area, and vehicle service area. A 20,000-gallon water tank with a fire department connection point would be constructed to store water for fire protection and on site usage. Water will be supplied from a newly drilled well located near the water tank.

Two all-weather access roads into the facility would be constructed from 70<sup>th</sup> Ave. Both would be 24 ft. wide and all weather. Both would be gated. There would be two to four access points to each inverter station. Chain Link fencing would be installed on the east and west property boundaries and wrought iron on the north and south property boundaries.

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

**B. Total Project Area:** 480 acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 480	Lots: 0	Sq. Ft. of Bldg. Area: 4,800	Est. No. of Employees: 14
Other: 0			

**C. Assessor's Parcel No(s):** 721-100-001, 721-100-002, 721-100-003, 721-100-004, 721-110-003, and 721-110-004

**D. Street References:** North of 70<sup>th</sup> Ave, south of 68<sup>th</sup> Ave, east of Garfield, west of Cleveland

**E. Section, Township & Range Description or reference/attach a Legal Description:** North ½ and SE ¼, Section 19, Range 10E Township 7S, San Bernardino Meridian, in County of Riverside, California (480 acres)

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site consists of six parcels encompassing approximately 480 acres. All parcels are zoned W-2, Controlled Development Area. The property is not within a Specific Plan. The project site consists of vacant desert land with scrub type vegetation. There is no indication that it has ever been cultivated. It is located inside the boundaries of the Coachella Valley Water District, with no current agricultural irrigation water. The site is relatively flat, including surrounding areas out to one mile or more. The site is within the boundaries of the Riverside County Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and is not within any Conservation Areas, but is within the CVMSHCP fee area. The site is near the San Andreas Fault but outside of the associated Alquist-Priolo zone. The soils at the project site are silty sand, very dense sand, and clayey sand and silty clay below 40 ft depth. Ground water was found at 26 ft in two borings made on or very close to the Project site and was not encountered in the three other borings. The property has a relatively constant 2.1 degree slope to the south. The site is crossed by two naturally-occurring small washes, in a north-south direction. Surface flow across the site generally flows in these washes, which end at 70<sup>th</sup> Ave, discharging water on the north side of 70<sup>th</sup> Ave. Neither wash drains to any body of water.

There are 31 different owners of property within 800 ft. of the project site. The properties located directly north and east of the site are zoned W-2 and are vacant and unused. The Coachella Valley Water District (CVWD) Detention Channel No. 1 is also located just east of the site. The property located south of 70<sup>th</sup> Ave is zoned W-2/A-1-10 and is currently a citrus orchard. The property south and west of the site and north of 70<sup>th</sup> Ave is zoned W-2 and was a former fish farm but is now vacant. The property to the west is presently in agriculture and is zoned A-1-20/A-2-10/W-2. The northern half of the property to the west of the Project site is the Torres-Martinez Indian Reservation.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

#### **1. Land Use:**

**Land Use Policy 13.1** Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.

**Land Use Policy 13.3** Ensure that the design and appearance of new landscaping, structures, equipment, signs or grading within Designated and Eligible State and County Scenic Highways corridors are compatible with the surrounding scenic setting or environment.

#### **2. Circulation:**

**General Plan Policy C 19.1** Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highways Plan. (AI 79)

**Eastern Coachella Valley Area Plan Policy 14.1** Protect the scenic highways in the Eastern Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

**3. Multipurpose Open Space:**

**Open Space Policy 11.3** Permit and encourage the use of passive solar devices and other state-of-the-art energy resources.

**Open Space Policy 19.2** Review all proposed development for the possibility of archaeological sensitivity.

4. **Safety:** The proposed project is not located within a hazardous fire area. Safety impacts would be less than significant due to the project meeting safety requirements such as installation of a water tank and pump for fire protection.
5. **Noise:** The project would have less than significant noise impacts due to the limited noise generation of the proposed project.
6. **Housing:** The proposed project does not affect Housing element policies.
7. **Air Quality:** Air quality impacts would be less than significant due to the project requirements for PM10 dust control plan during construction and the nature of the project as a solar array.

**B. General Plan Area Plan(s):** Eastern Coachella Valley Area Plan

**C. Foundation Component(s):** Vacant desert

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

**E. Overlay(s), if any:** Not in General Plan Policy Overlay Area (as per Riverside County Land Information System, accessed April 6, 2010).

**F. Policy Area(s), if any:** Not applicable (as Eastern Coachella Valley Area Plan Figure 4 [Policy Areas] and Riverside County Land Information System, accessed April 6, 2010).

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

Adjacent and Surrounding Area Plan: Eastern Coachella Valley Area Plan

Adjacent and Surrounding Land Use Designation: Agriculture, Rural Desert, Open Space - Conservation Habitat, Indian Lands

Adjacent and Surrounding Overlay(s): Not applicable

Adjacent and Surrounding Policy Area(s): Not applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None

2. Specific Plan Planning Area, and Policies, if any: None

I. Existing Zoning: W-2

J. Proposed Zoning, if any: No change

K. Adjacent and Surrounding Zoning: There are approximately 30 different owners of property within 800 ft. of the project site. The properties located directly north and east of the site are zoned W-2 and are vacant and unused. The Coachella Valley Water District (CVWD) Detention Channel No. 1 is also located just east of the site. The property located south of 70th Ave is zoned W-2/A-1-10 and is currently a citrus orchard. The property south and west of the site and north of 70th Ave is zoned W-2 and was a former fish farm but is now vacant. The property to the west is presently in agriculture and is zoned A-1-20/A-2-10/W-2. The northern half of the property to the west of the Project site is the Torres-Martinez Indian Reservation.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input checked="" 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**

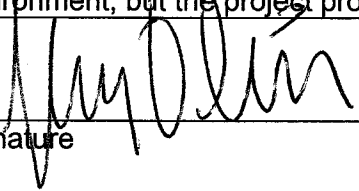
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

August 18, 2010

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways", Eastern Coachella Valley Area Plan

Findings of Fact: The proposed Project site is located approximately 0.4 mile north of SR-111, which runs between Palm Springs and the Mexican border near El Centro. According to the Riverside County General Plan and Eastern Coachella Valley Area Plan, the section of SR-111 between SR-195 and the southern border of Riverside County is listed as an "Eligible State Scenic Highway – Not Officially Designated." The Eastern Coachella Valley Area Plan includes policies to conserve significant scenic resources along highways classified as scenic, as well as policies to manage development along these highways so that it will not detract from the area's natural characteristics.

**1a)** The proposed Project is located approximately 0.4 mile north of SR-111, and would replace undeveloped desert area. An existing Imperial Irrigation District (IID) 92 kV transmission line currently runs NW-SE through the northeast corner of the project site passing within approximately 1,600 ft. of SR-111 at its closest approach. The transmission line is approximately 40 ft. high. The highest (i.e., tallest) elements of the generating facility will be the office/control building, which will rise to approximately 16 feet above ground level. The solar panels will each be arranged in a flat panel array that is about 12 ft. wide by 18 ft. long. Each array will be mounted on a raised frame and tilted to the south. The highest part of each array, the northern edge, will be approximately 10 ft. high. There are orchards taller than the project components between the project site and SR-111. As a result, the project would not result in foreground view impacts to the SR-111 scenic corridor. Also, since the Project would not involve construction of large or tall components and is separated from SR-111 by fruit trees, the Project is not expected to result in significant impacts to mid-ground views from the SR-111. Additionally, the proposed PV array panels function to absorb sunlight and the panel arrays will be tilted facing south at approximately 25 degrees from horizontal. As a result, the panels would not result in significant reflection or glare in the mid-ground view from SR-111.

1b) The Project site is not located within the vicinity of any prominent scenic vista or resources, or landmark features. As described above, the proposed Project involves the construction and operation of a low-height/profile and non-obtrusive facility, and would result in less than significant impacts to scenic resources.

Compliance with Conditions of Approval, including but not limited to, COA 60.PLANNING.7 – PM10 Mitigation Plan, to limit dust emissions during construction which is likely to improve visual quality in the area.

Mitigation: No mitigation measures are required.

Monitoring: Not applicable.

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**2. Mt. Palomar Observatory**

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

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Source: GIS database, Ord. No. 655 (Regulating Light Pollution) Eastern Coachella Valley Area Plan (Figure 7), Riverside County Land Information System

Findings of Fact: 2a) The Project site is located approximately 52 miles east of the Mt. Palomar Observatory, which exceeds the distance to the Observatory's areas of sensitivity (Zone A at a 15-mile radius and Zone B at a 45-mile radius from the Observatory) (See Figure 7 of Eastern Coachella Valley Area Plan). The Project is expected to use restricted nighttime lighting during construction and operation; however, such uses would be limited, and based on the Project site's distance to the Observatory, would result in no impact on astronomical observation and research at the Mt. Palomar Observatory.

Mitigation: No mitigation measures are necessary.

Monitoring: Not applicable.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

3a) The Project is expected to use restricted nighttime lighting during construction; however, such uses would be limited and temporary. During operation, nighttime lighting (motion-detection activated) would be restricted to security lighting purposes, aimed inward and downward, and is not anticipated to result in substantial light released into nighttime views. During daytime, the proposed PV array panels function to absorb sunlight and would not result in substantial glare impacts.

3b) No residential units are located on adjacent parcels. The nearest residential area is Desert Camp, which is located approximately 2,000 ft. to the south. A citrus orchard is located between the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences and the project site. The PV array panels would be a dark color and would absorb most light, therefore, no significant reflection or glare exposure to residential properties is expected. Additionally, the Project nighttime lighting (motion-detection activated) would consist of restricted and temporary lighting during construction and security lighting (shielded and directed toward the ground) during operation, which would not be expected to expose residential properties to unacceptable light levels.

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

**Monitoring:** Not applicable.

**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?

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?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Riverside County Land Information System

**Findings of Fact:**

**4a)** Based on the Riverside County General Plan Figure 4.2-2 (Agricultural Resources) and the Riverside County Land Information System (accessed April 6, 2010), the Project site consists of Prime or Unique Farmland. However, the land is now unused, and there is no evidence that it has ever been used for agricultural purposes. There are currently no agricultural uses for the land. It is located outside the boundaries of the Coachella Valley Water District, with no agricultural irrigation water available. In addition, the site is zoned W-2, Controlled Development, that allows for other uses of the land.

**4b)** According to the Riverside County Land Information System (accessed April 6, 2010), the project site is not located within an agriculture preserve. The Project site is not under a Williamson Act contract. The land is now unused, and there is no evidence that it has ever been used for agricultural purposes. There are currently no agricultural uses for the land. It is located outside the boundaries of the Coachella Valley Water District, with no agricultural irrigation water available. As a result, the proposed Project would not result in a conflict with existing agricultural use or a Williamson Act contract.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**4c)** The property located north and east of the project site is zoned W-2, while the property located to the south and west is zoned agricultural. The adjacent property to the south is a citrus orchard while the properties in the other directions are currently vacant and undeveloped. The nature of the PV project is that it does not need any supporting industry nearby and therefore would not result in any other nearby development.

**4d)** The Project would not be expected to result in change to the existing environment, whether due to location or nature of the Project, or to convert nearby farmland. The project site is considered Prime or Unique Farmland (Riverside County General Plan Figure OS-2 and Riverside County Land Information System, (accessed April 6, 2010) however, the land is currently unused, and there is no evidence that it has ever been used for agricultural purposes. There are currently no agricultural uses for the land. It is located outside the boundaries of the Coachella Valley Water District, with no agricultural irrigation water available. As a result, the Project would result in no impacts to change the existing environment that could result in conversion of Farmland (Prime, Unique, or Farmland of Statewide Importance).

Mitigation: No mitigation measures are necessary.

Monitoring: Not applicable.

**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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

**5a)** The site is not classified as forest according to Figure OS-3 of the Riverside County General Plan and therefore, would not conflict with existing or planned zoning of forest or timberland.

**5b)** The site is not classified as forest according to Figure OS-3 of the Riverside County General Plan and therefore, would not result in the loss of forest land or conversion of forest land to non-forest use.

**5c)** The will not involve changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Not applicable.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

**6(a-c)** The project site is located within the Salton Sea Air Basin in the South Coast Air Quality Management District (SCAQMD). There will be some emissions during construction but these are not expected to be significant. Minor equipment would be at work onsite. This could be a spreader and roller for paving the parking lot, or lifting equipment for placing photovoltaic array support frames. An average engine rating of 175 hp has been assumed to be working at approximately half of full engine load for an 8-hour day. As mitigation against potentially high emissions during construction, any diesel construction engines will be certified to a minimum of Tier 1 standards. Local vehicle transportation during operations will include employee vehicles and delivery trucks. Employees and local trucks are assumed to travel an average one way distance of 25 miles. Delivery trucks would travel a one-way distance of 55 miles within the Salton Sea Air Basin (on Interstate 10 from the west).

Table AQ-1 shows emissions calculations for vehicles and equipment. Total daily and quarterly emissions are shown at the bottom of the table along with SCAQMD significance thresholds. In all cases, emissions do not exceed significance thresholds.

The project will have no emissions of air pollutants during operation. Photovoltaic electricity generation produces no emissions to the atmosphere.

**6d)** Construction of the Project would temporarily require use of non-stationary generators and construction equipment. Operation of the facility would be expected to require a stationary emergency backup generator to operate firewater pumps or critical equipment. These equipment are not qualified as substantial point source emitters.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**6e)** The Project does not involve construction of any sensitive receptors (residences, schools, daycare centers, playgrounds, and medical facilities).

**6f)** Construction and operation of the proposed project would not involve the placement of asphalt or handling of materials that could result in objectionable odors affecting a substantial number of people. Paving of the facility parking lot would take no longer than one week. Improvement of Ave 70 adjacent to the project site south border would be completed in less than one month.

Mitigation:

**AQ-1:** During construction, the Project is expected to be subject to compliance with Riverside County Ordinance 484 and SCAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 409 (Combustion Contaminants).

**AQ-2:** During operation, the Project is expected to be subject to compliance with Riverside County Ordinance 484 and SCAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 409 (Combustion Contaminants). Additionally, a SCAQMD Permit to Operate would be applicable to the Project in the event that an emergency generator with a capacity greater than 50 brake-horsepower is used.

Compliance with Conditions of Approval, including but not limited to, COA 60.PLANNING.7 – PM10 Mitigation Plan, to limit dust emissions during construction which will improve air quality in the vicinity.

Monitoring: Mitigation measures AQ-1 and AQ-2 would entail monitoring as per SCAQMD requirements.

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**Table AQ-1  
Vehicle Emissions in Salton Sea Air Basin for Worst-Case Construction Day  
ColGreen Photovoltaic Power Facility at Avenue 70 and Cleveland**

**Transportation Emissions**

Description	Emission Factors (pounds/mile) <sup>a</sup>				
	CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>
Employee Vehicles	8.26E-03	9.18E-04	9.14E-04	1.08E-05	8.70E-05
Local Trucks	1.84E-02	2.06E-02	2.59E-03	2.70E-05	7.51E-04
Frame Delivery Trucks	1.84E-02	2.06E-02	2.59E-03	2.70E-05	7.51E-04

<sup>a</sup> Emission factors from SCAQMD "Highest (Most Conservative) Emfac 2007 (version 2.3) Factors for On-Road Passenger Vehicles & Delivery Trucks"; Scenario Year 2010.

Description	Number	One-Way Distance (mi)	Round Trip Emissions (pounds/day)				
			CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>
Employee Vehicles	60	25	24.8	2.8	2.7	0.0	0.3
Local Trucks	4	25	3.7	4.1	0.5	0.0	0.2
Frame Delivery Trucks	20	55	40.6	45.4	5.7	0.1	1.7
<b>Totals</b>			<b>69.0</b>	<b>52.3</b>	<b>9.0</b>	<b>0.1</b>	<b>2.1</b>

**Construction Equipment**

Description	Emission Factors (grams/bhp-hr) <sup>b</sup>				
	CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>
Miscellaneous Diesel	8.5	6.9	1	0.005	0.4

<sup>b</sup> Engine is assumed to be EPA\CARB-certified to at least Tier 1 standards.

Description	Avg. Rating (bhp)	Average Load Factor	Emissions (pounds/day) <sup>c</sup>				
			CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>
Miscellaneous Diesel	175	0.5	13.1	10.6	1.5	0.0	0.6

<sup>c</sup> Equipment is assumed to operate 8 hours per day.

	Total Emissions				
	CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>
pounds per day (ppd)	82.2	62.9	10.5	0.1	2.7
SCAQMD Significance Thresholds (ppd)	550.0	100.0	75.0		150.0
tons per quarter (tpq)	2.7	2.0	0.3	0.0	0.1
SCAQMD Significance Thresholds (tpq)	24.75	2.5	2.5	6.75	6.75

Quarterly emissions based on 5 days per week

**BIOLOGICAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

**7a)** The entire project area contains creosote bush scrub, sparse cholla, and occasional Palo Verde Trees. Based on the Riverside County Integrated Project Conservation Summary Report Generator (accessed April 6, 2010), the Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), but not in Conservation Area. The site is within the MSHCP fee area, and the specified fee will be paid according to the area disturbed. Also, the project site is not located within the Coachella Valley Fringe-Toed Lizard Preserve. No local, regional, or state conservation plans have been identified to apply to the Project area.

**7b-e)** The entire project area contains creosote bush scrub, sparse cholla, and occasional Palo Verde Trees. Burrows (assumed made by desert kit fox) were observed in the northeastern portion of the project area. Jackrabbits, granite spiny lizards, and smaller rodent burrows were observed during the Cultural Resources survey. The site is subject to the Migratory Bird Treaty Act (MBTA). For all birds



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protected by the MBTA and not listed under the Endangered Species Act, "no take" is authorized under the MBTA.

**7f)** The proposed Project site does not involve or effect federally-protected wetlands. There are two washes that flow from north to south across the property when it rains. These washes end at Ave 70 where any water percolates into the ground. The flows do not drain to a water course and thus, are not classified as navigable waters.

**7g)** The proposed Project would not conflict with any policies or ordinances protecting biological resources.

**Mitigation: Bio-1:** To comply with the MBTA, any clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during the survey, the U.S. Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

Compliance with Conditions of Approval, including but not limited to, COA 60.EPD.1 – Nesting Birds Survey, prior to grading permit issuance.

**Monitoring:** Mitigation measure BIO-1 involves documentation that the measure has been properly implemented, documented, and approval obtained.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

**Source:** On-site Inspection, Project Application Materials, Cultural Resources Assessment by Michael Brandman Assoc

**Findings of Fact:** The project site is currently vacant with scrub type vegetation. There are no structures on the site. A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates, a company pre-approved by Riverside County. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County archaeologist, Leslie Mouriquand, determined that none of three sites were significant. Nevertheless, it was recommended that a qualified archaeologist approved by Riverside County should monitor all construction-related earthmoving in the project area.

**Mitigation:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CUL-1:** The Applicant shall arrange for a County of Riverside-approved professional archaeological monitor to be present during brush clearing and earth-moving activities within the Project site during construction. Monitoring would be fulltime at the beginning of ground disturbance, but may be reduced to part-time if the archaeological monitor determines that negative results during large-scale grading justify the reduction.

**CUL-2:** In the event that archaeological resources are discovered during earth moving activities, all construction activities within 50 feet of the find (or as deemed appropriate by the monitoring archaeologist) shall cease until the archaeologist evaluates the significance of the resource. In the absence of a determination, all archaeological resources shall be considered significant. If the resource is determined to be significant, the archaeologist shall prepare a research design for recovery of the resources in accordance with CEQA guidelines. The archaeologist shall complete a report of the excavations and findings, and shall submit the report upon completion to the County of Riverside and the Eastern Information Center at the University of California at Riverside.

**CUL-3:** Prior to construction, all construction personnel shall be informed that in the event cultural resources are discovered, the archaeological monitor has the authority to re-direct construction until a qualified archaeologist assesses the significance of the find and implements appropriate mitigation measures (e.g., avoidance or data recovery). Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.

**CUL-4:** In the unlikely event human remains are encountered, construction in the area of the finding will cease and the Riverside County Coroner will be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the Native American Heritage Commission (NAHC) will be contacted to determine necessary procedures for protection and preservation of the remains, including reburial, as provided in the CEQA Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series.

Compliance with Conditions of Approval, including but not limited to, COA 60.PLANNING.2 – Cultural Resources Professional, for data recovery of surface collections prior to grading permit issuance.

Monitoring: Mitigation measure CUL-1 requires a County of Riverside-approved professional archaeological monitor to be present during ground disturbance activities within the Project site during construction.

9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Cultural Resources Assessment by Michael Brandman Assoc

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

**9a-b)** The project site is currently vacant with scrub type vegetation. ~~There are no~~ structures on the site. A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County archaeologist, Leslie Mouriquand, determined that none of three sites were significant. Nevertheless, it was recommended that a qualified archaeologist approved by Riverside County should monitor all construction-related earthmoving in the project area.

**9c)** No known burial sites have been identified in the Project area. However, undiscovered buried human remains may exist in the Project site. As a result, the Project would implement mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 in order to reduce potential impacts to archaeological resources to a less than significant level.

**9d)** The Project site does not involve existing religious or sacred uses.

Mitigation:

**CUL-1:** The Applicant shall arrange for a County of Riverside-approved professional archaeological monitor to be present during brush clearing and earth-moving activities within the Project site during construction. Monitoring would be fulltime at the beginning of ground disturbance, but may be reduced to part-time if the archaeological monitor determines that negative results during large-scale grading justify the reduction.

**CUL-2:** In the event that archaeological resources are discovered during earth moving activities, all construction activities within 50 feet of the find (or as deemed appropriate by the monitoring archaeologist) shall cease until the archaeologist evaluates the significance of the resource. In the absence of a determination, all archaeological resources shall be considered significant. If the resource is determined to be significant, the archaeologist shall prepare a research design for recovery of the resources in accordance with CEQA guidelines. The archaeologist shall complete a report of the excavations and findings, and shall submit the report upon completion to the County of Riverside and the Eastern Information Center at the University of California at Riverside.

**CUL-3:** Prior to construction, all construction personnel shall be informed that in the event cultural resources are discovered, the archaeological monitor has the authority to re-direct construction until a qualified archaeologist assesses the significance of the find and implements appropriate mitigation measures (e.g., avoidance or data recovery). Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.

**CUL-4:** In the unlikely event human remains are encountered, construction in the area of the finding will cease and the Riverside County Coroner will be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the Native American Heritage Commission (NAHC) will be contacted to determine necessary procedures for protection and preservation of the remains, including reburial, as provided in the CEQA Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with Conditions of Approval, including but not limited to COA 60.PLANNING.2 – Cultural Resources Professional, for data recovery of surface collections prior to grading permit issuance.

Monitoring: Mitigation measure CUL-1 requires a County of Riverside-approved professional archaeological monitor to be present during ground disturbance activities within the Project site during construction.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”, Paleontological Resources Assessment of site

Findings of Fact: A Paleontological Resources Assessment of the project site was prepared by Michael Brandman Associates, a company pre-approved by Riverside County. Results of this assessment are documented in a report that was provided to the County. The report concludes that there is a high probability of paleontological resources within the far western section of the project area, and recommends a monitoring program to mitigate impacts to paleontological resources beginning at ten feet below the modern ground surface. The project is not expected to require disturbance of soil to ten feet below current ground level. However, in the event that such disturbance is necessary, the recommended mitigation plan will be implemented.

Mitigation: No mitigation in addition to previously-identified mitigation measures CUL-1, CUL-2, and CUL-3 would be applicable.

Monitoring: No monitoring in addition to measures proposed in CUL-1.

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

Findings of Fact: The project is near the San Andreas Fault but outside of the associated Alquist-Priolo zone. Due to the proximity of the San Andreas Fault (about one-half mile at its closest point), strong ground shaking is possible during an earthquake. The office and warehouse structures would be low in height, and would be constructed to withstand the highest anticipated seismic action, in accordance with all applicable building codes. The PV arrays themselves are mounted on poles or pilings in the ground, and are relatively insensitive to ground shaking, except that realignment of some

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the arrays could be necessary after a significant earthquake event. Such realignment would be a straightforward maintenance action.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Eastern Coachella Valley Area Plan Figure 14; GIS database; Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

Findings of Fact: The project site lies within an area of moderate to high liquefaction potential. Groundwater levels were encountered in borings made near the southern boundary of the site at depths of 22 to 26 feet in some cases, and not encountered at depths of 50 to 51.5 feet in other borings. No groundwater was encountered to a depth of 50 feet in a boring made near the northeast corner of the project site. Groundwater levels may fluctuate with precipitation, irrigation of adjacent properties, drainage, and site grading. The encountered groundwater levels should not be interpreted to represent an accurate or permanent condition. Based on the regional topography, groundwater flow is assumed to be generally towards the south within the site area.

Groundwater was encountered in the site southeast corner boring, but the soils are dense (based on the number of blows it takes to drive the sampler into the soil). When the soils are dense they do not liquefy (normally), but if they were loose, they have a better chance to liquefy. Clay does not liquefy, but the clay layers are only 1 to 2 feet thick. Due to the nature of the planned construction of the project near the southern boundary of the property (single story buildings on a slab foundation) and the photovoltaic arrays, liquefaction is not expected to be an issue for the proposed project.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-12 through S-21 (showing General Ground Shaking Risk); Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

Findings of Fact: According to the Riverside County General Plan Figure S-4 (Earthquake-Induced Slope Instability Map) the project site is not subject to earthquake-induced slope instability, however the general ground shaking risk is extremely high (Figure S-12). The office and warehouse structures would be low in height, and would be engineered design and earthquake-resistant construction (seismic category D design) in accordance with all applicable UBC and County standards. The PV arrays themselves are mounted on poles or pilings in the ground, and are relatively insensitive to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground shaking, except that realignment of some of the arrays could be necessary after a significant earthquake event.

Mitigation: No mitigation is required.

Monitoring: Inspection associated with the facility design approval would be provided by the County Building and Safety Department as per Ordinance 457 (County Building Code and building requirements).

**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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

Findings of Fact: The site area is almost flat; additionally, according to the Riverside County General Plan Figure S-5 (Regions Underlain by Steep Slopes) and the Applicant's geotechnical engineering report, the project site is located in a region of low underlying slope. As a result, potential hazards related to landslides at the Project site are negligible to non-existent.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: County Board of Supervisors Resolution No. 94-125, Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

Findings of Fact: Based on the geotechnical engineering report and respective boring log analysis in response to the County, the Project site is expected to be subject to less than significant hazards associated with ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** On-site Inspection, Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

**Findings of Fact:** Based on the analysis provided in the geotechnical engineering report, the Project site is not expected to be subject to other geologic hazards, such as seiche, mudflow, or volcanic hazards

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**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:** Project Application Materials, Grading and Drainage Plan

**Findings of Fact:**

**17a)** The existing Project site is relatively flat, as indicated by the Project Grading and Drainage Plan; therefore, would not require substantial grading. As a result, the Project would be expected to result in less than significant changes to topography and ground surface relief.

**17b)** As indicated on the site grading plan, the Project does not involve creating cut and fill slopes greater than 2:1 or higher than 10 feet.

**17c)** There are no subsurface sewage disposal systems on the site.

**Mitigation:** No mitigation is necessary.

**Monitoring:** No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, County General Plan Figure S-8 (Wind Erosion Susceptibility Map), Riverside County Ordinance No. 484 for the Control of Blowing Sand, Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report

Findings of Fact:

**18a)** Construction of the proposed Project involves disturbance of soil through clearing, grubbing, and grading activities. Additionally, the Project site is located within an area of high wind erosion, as per the Riverside County General Plan Figure S-8 (Wind Erosion Susceptibility Map). As a result, during construction and operation, the Project would implement dust and sand control in accordance with Riverside County Ordinance Number 484 and SCAQMD rules, as detailed in mitigation measures AQ-1 and AQ-2. Additionally, the Project would mitigate the potential for soil erosion through preparation and implementation of sediment control measures and a storm water pollution prevention plan (SWPPP) under a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, which requires identification and implementation of best management practices (BMPs) to minimize potential erosion or sedimentation resulting from storm water run-off. The Project site is protected from substantial storm water run on by the Coachella Canal located approximately 0.5 mi north of the site. As shown by the Grading and Drainage Plan, the proposed facility would be designed to preserve existing site storm water run-on and run-off conditions. In addition to project design, the facility would further minimize and mitigate potential water erosion through implementation of an operational SWPPP under the NPDES permit for industrial activities. As indicated in the Grading and Drainage Plan submitted to the County, storm water is expected to be completely contained on the site as a result of increased infiltration. As a result, implementation of Project design criteria and mitigation measures (AQ-1, AQ-2, WQ-1, and WQ-2) for the proposed Project would result in less than significant impacts related to increased water erosion on or off the site during construction and operation.

**18b)** In general, much of the near-surface soils within the project site consist of silty sands which have a very low expansion potential. In March 2010, two borings were drilled to a depth of 50 feet on the project site. One boring, in the northeast corner of the site, is at the location of the planned electrical switchyard. The second boring, near the southeast corner of the site, is at the location of the planned office complex (office, shop, warehouse, parking lot, water tank, etc.). The boring in the northeast corner of the site did not encounter groundwater. The soils are dense to very dense silty sands, sands and gravelly sands. The boring in the southeast corner encountered groundwater at a depth of about 22 feet. The soils consist of medium dense to very dense sandy silts, silty sands, and gravelly sands with two thin clay layers at 30 and 43 feet below ground surface.

In September 2008, three borings were made (for another project) in relatively close proximity to one another in an area just west of the southwest corner of the project site near 70<sup>th</sup> Ave. These borings were made to a depth of 51.5 feet. Soils and clayey layers encountered were similar to those in the March 2010 boring in the southeast corner of the project site. Groundwater was encountered at a depth of 26 ft. in one of the three borings, and was not encountered in the other two borings. The Project site soils are expected to have very low expansion index [EI] (<20). According to the 1994 Uniform Building Code (UBC) and 2006 International Building Code (IBC), "special foundation design consideration" would be required if the EI is 20 or greater. As a result, the Project is expected to be subjected to less than significant risks resulting from expansive soils.

**18c)** Results of the soil borings determined that the sandy soil encountered is suitable for the installation and proper functioning of the septic system proposed for the project. In particular, the soil



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boring near the proposed location of the septic system encountered the following type soils: to 16 ft, silty sand/sand, light brown damp to moist, medium to dense, trace gravel, fine to medium grained. Ground water was encountered at 22.8 ft.

Mitigation:

**AQ-1:** During construction, the Project is expected to be subject to compliance with Riverside County Ordinance 484 and SCAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 409 (Combustion Contaminants).

**AQ-2:** During operation, the Project is expected to be subject to compliance with Riverside County Ordinance 484 and SCAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 409 (Combustion Contaminants). Additionally, a MDAQMD Permit to Operate would be applicable to the Project in the event that an emergency generator with a capacity greater than 50 brake-horsepower is used.

**WQ-1:** Prior to earthwork activities, the proposed Project would obtain a NPDES General Permit for Construction Activities and prepare a construction SWPPP that identifies and requires implementation of BMPs to manage and prevent pollutant entry into storm water.

**WQ-2:** Prior to facility operation, the proposed Project would obtain a NPDES General Permit for Industrial Activities and prepare an operation SWPPP that identifies and requires implementation of BMPs to manage and prevent pollutant entry into storm water.

Monitoring: Mitigation measures AQ-1 and AQ-2 would entail monitoring as per SCAQMD requirements. Monitoring under WQ-1 and WQ-2 entails regular storm water BMP inspections, reporting, and documentation, as per Regional Water Quality Control Board General Permit requirements.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project application materials, Grading and Drainage Plan

Findings of Fact:

**19a)** The Project site is not located within a vicinity of influence of a channel of a river or stream or the bed of a lake.

**19b)** Currently storm water flows north to south in two shallow washes that end at Ave 70. Accumulated water pools there and soaks into the ground. Construction of the proposed Project involves disturbance of soil through clearing, grubbing, and grading activities. As a result, the Project would mitigate the potential for water erosion through preparation and implementation of sediment control measures and a SWPPP under a NPDES permit for construction activities, which requires

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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identification and implementation of BMPs to minimize potential erosion or sedimentation in storm water run-off. The existing shallow washes will be generally maintained but will still end at Ave 70, thereby not changing the existing drainage pattern. In addition to project design, the project would further minimize and mitigate potential water erosion through implementation of an operational SWPPP under the NPDES permit for industrial activities. As a result, implementation of project design criteria and mitigation measures for the proposed Project would result in less than significant impacts to increase water erosion on or off the site during construction and operation.

**Mitigation:**

**WQ-1:** Prior to earthwork activities, the proposed Project would obtain a NPDES General Permit for Construction Activities and prepare a construction SWPPP that identifies and requires implementation of BMPs to manage and prevent pollutant entry into storm water.

**WQ-2:** Prior to facility operation, the proposed Project would obtain a NPDES General Permit for Industrial Activities and prepare an operation SWPPP that identifies and requires implementation of BMPs to manage and prevent pollutant entry into storm water

**Monitoring:** Monitoring under WQ-1 and WQ-2 entails regular storm water BMP inspections, reporting, and documentation, as per Regional Water Quality Control Board General Permit requirements.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

**Findings of Fact:** Construction of the proposed Project involves disturbance of soil through clearing, grubbing, and grading activities. Additionally, the project site is located within an area of high wind erosion, as per the Riverside County General Plan Figure S-8 (Wind Erosion Susceptibility Map). As a result, during construction the Project would implement dust and sand control in accordance with Riverside County Ordinance Number 484 and SCAQMD rules, as detailed in mitigation measures AQ-1 and AQ-2.

**Mitigation:**

**AQ-1:** During construction, the Project is expected to be subject to compliance with Riverside County Ordinance 484 and SCAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 409 (Combustion Contaminants).

**AQ-2:** During operation, the Project is expected to be subject to compliance with Riverside County Ordinance 484 and SCAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), and 409 (Combustion Contaminants). Additionally, a MDAQMD Permit to Operate would be applicable to the Project in the event that an emergency generator with a capacity greater than 50 brake-horsepower is used.

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Monitoring: Mitigation measures AQ-1 and AQ-2 would entail monitoring as per MDAQMD requirements.

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

Source: Project Data

Findings of Fact: The project would result in the generation of a small amount of GHGs during the construction period from the use of construction equipment and vehicle traffic. Overall, the project would result in a net reduction of GHG emissions because it would generate electrical power with no emissions while displacing an equivalent amount of fossil-fuel fired generation with its incumbent GHG emissions. The project would generate an estimated 170,000 MWh of electricity annually. The most likely displaced generation would be from natural gas-fired turbines. At a typical heat rate of 8,500 Btu/kWh and a natural gas CO2 emission factor of 110 lb/MMBtu, 170,000 MWh of displaced generation equates to a reduction of approximately 72,250 metric tons CO2 emissions (79,500 short tons).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Source: Project Application Materials

Findings of Fact:

**22a)** During construction, the proposed Project would use construction equipment requiring diesel or other petroleum-based fuel. However, equipment fuel would not be stored onsite, and instead, all construction equipment and vehicles would be fueled from an offsite fueling provider. Construction of the proposed Project would not involve use or storage of gases, paint, solvents, or other hazardous materials or generation; nor would construction of the facility generate hazardous wastes.

During operation, the Project would require limited amounts of fuel for an emergency generator scaled to operate firewater pumps and other critical equipment. The fuel would be stored in compliance with applicable regulations. Otherwise, the facility would not involve use or storage of gases, paints, solvents, or other hazardous materials; nor would the facility generate hazardous wastes.

Construction and operation of the proposed Project would involve limited use of hazardous materials and based on the Project's measures to manage the materials, the Project would result in less than significant impacts resulting from the transport and use of hazardous materials. Neither construction nor operation of the proposed Project involves generation of hazardous wastes.

**22b)** Construction and operation of the proposed Project would involve limited use of hazardous materials, which consist of equipment (i.e., construction equipment and emergency generator) fuel. The proposed Project would result in less than significant hazard to the public or environment resulting from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

**22c)** The proposed Project would be designed and operated according to the County's emergency services (i.e., Fire Department, Sheriff Department, etc.) requirements, and would not involve activities that would impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan.

**22d)** The proposed Project does not involve emission or handling of hazardous or acutely hazardous materials; nor is the project site located within 0.25 mile of an existing or proposed school.

**22e)** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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

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

Findings of Fact: The proposed project is located approximately 10 mi southeast of the County of Riverside Desert Resorts Regional Airport and approximately 7 mi northwest of the Desert Air Sky Ranch, a private use airport. The proposed project site does not lie within an airport land use plan. Because of its distance from the two airports, there would be no safety hazard to people working in the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**24. Hazardous Fire Area**

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," Eastern Coachella Valley Area Plan (Figure 13)

Findings of Fact: According to Figure S-11 of the Riverside County General Plan and Figure 13 of the Eastern Coachella Valley Area Plan, there is no risk of wildfire at the proposed project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Eastern Coachella Valley Area Plan (Figure 12), Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report, Project Application Materials

Findings of Fact:

**25a)** The project is not located within a Flood Control District. The Applicant has supplied the proposed Project's grading and drainage plan, which indicates that the Project would be designed to preserve existing run-on and run-off conditions and provide sheet flow. As a result, the Project would result in less than significant impacts to the existing drainage pattern of the site.

**25b)** Implementation of the Project design criteria and mitigation measures WQ-1 and WQ-2, would result in less than significant impacts related to degradation of water quality. The Project does not involve activities associated with waste discharge requirements.

**25c)** The proposed solar photovoltaic generation process does not use water. The solar arrays will be washed from time-to-time with water, with an average usage of about 5 to 6 gpm, or 10 acre feet per year (AFY). Water consumption would also be dependent upon the number of employees at the plant. The proposed facility would have a staff of 14 employees at full production. Water consumption by employees is generally about 50 gallons per day per employee, or less than 1 AFY in total. In addition, the uppermost aquifer at the site produces non-potable water (due to high arsenic levels), although this water is useable for solar array cleaning and employee sanitary purposes. Drinking water for employees will be provided by bottled water. When combined, the total water consumption of the project represents about 11 acre-feet per year. If the site were to be in agricultural production, water usage would be between about 2,000 and 4,000 acre-feet per year. With the minimal groundwater usage, the proposed project would not deplete groundwater or interfere substantially with groundwater recharge.

**25d)** The project is not located within a Flood Control District. The project site storm water runoff is not connected into an existing or planned storm water drainage system. The Applicant has supplied

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed Project's grading and drainage plan, which indicates that the Project would be designed to preserve existing run-on and run-off conditions and provide sheet flow. Additionally, the Project does not involve waste discharges, and would also manage water quality through Project design criteria and implementation of mitigation measures WQ-1 and WQ-2. As a result, the Project is anticipated to result in less than significant impacts to runoff and polluted water runoff.

**25e)** The Project does not involve residential development.

**25f)** The Project involves construction and use of an operations building. While the Figure 12 of the Eastern Coachella Valley Area Plan shows the project site as being within the 100 year floodplain, analysis of the site contained in the Colgreen Energy Site Geologic Hazards Report indicates that the potential for flooding would not be significant. FEMA does not list the site as a special flood hazard area on the Flood Insurance Rate Map (FIRM) nor is the site shown as being in a flood zone in the Riverside County GIS or Land Information System. According to FEMA Flood Insurance Rate Maps (FEMA map panel # 6065C2975G, September 2008), the project site is located outside the 100-year flood zone. According to the map, the site is located in Zone X, which represents "areas of 0.002 (0.2%) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

**25g)** Implementation of the Project design criteria and mitigation measures (WQ-1 and WQ-2), associated with 18b, above, would result in less than significant impacts related to degradation of water quality.

**25h)** The Project does not involve new or retrofitted storm water treatment control BMPs.

Mitigation:

**WQ-1:** Prior to earthwork activities, the proposed Project would obtain a NPDES General Permit for Construction Activities and prepare a construction SWPPP that identifies and requires implementation of BMPs to manage and prevent pollutant entry into storm water.

**WQ-2:** Prior to facility operation, the proposed Project would obtain a NPDES General Permit for Industrial Activities and prepare an operation SWPPP that identifies and requires implementation of BMPs to manage and prevent pollutant entry into storm water.

Monitoring: Monitoring under WQ-1 and WQ-2 entails regular storm water BMP inspections, reporting, and documentation, as per Regional Water Quality Control Board General Permit requirements.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input 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: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Landmark Consultants, Inc. Colgreen Energy Site Geologic Hazards Report, Project Application Materials

Findings of Fact:

While the Figure 12 of the Eastern Coachella Valley Area Plan shows the project site as being within the 100 year floodplain, analysis of the site contained in the Colgreen Energy Site Geologic Hazards Report indicates that the potential for flooding would not be significant. FEMA does not list the site as a special flood hazard area on the Flood Insurance Rate Map (FIRM) nor is the site shown as being in a flood zone in the Riverside County GIS or Land Information System. According to FEMA Flood Insurance Rate Maps (FEMA map panel # 6065C2975G, September 2008), the project site is located outside the 100-year flood zone. According to the map, the site is located in Zone X, which represents "areas of 0.002 (0.2%) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

**26a)** The immediately adjacent site areas are currently developed with orchards, or are vacant. There are no large-area structures or paved areas on adjoining or nearby properties. Although the project would construct a small structure and pave a small parking lot on the site, such creation of impervious areas would consist of less than one acre on the 480 acre site. On the proposed site itself, the existing drainage pattern would not be substantially altered as a result of construction of the proposed field of solar arrays, since the arrays are mounted above ground on steel frameworks supported on widely-spaced small concrete footings. Storm water currently flows across the site in two existing small north-south oriented washes. After construction of the project, surface water runoff from the site would continue to flow through these existing washes. The proposed project would implement minor drainage improvements as necessary to direct storm water flows into these washes in a manner similar to that which currently exists. These improvements would not alter drainage such that it would result in erosion or siltation, nor would they substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

**26b)** The proposed Project involves construction of an operations building and paved parking lot which will take up approximately 40,000 sq.ft. (less than one acre), which would result in the loss of the associated area of permeable surface. This area constitutes 0.2 percent of the Project site, and would be considered a less than significant impact to existing absorption and surface runoff.

**26c)** Based on the Riverside County General Plan Figure S-10 (Dam Failure Inundation Zone), the Project area is not located within an area at risk for dam inundation.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**26d)** The Coachella Canal is located up- gradient approximately 0.5 mi north of the site and hence, flow is away from the canal. CVWD Detention Channel No. 1 adjacent to the Project site to the east. Again, flow across the site is north to south through two washes that end at Ave. 70. Hence, there will be no change of flow into any nearby water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

Source: Riverside County Land Information System, Project Application Materials

Findings of Fact:

**27a)** The Riverside County General Plan applies an Agriculture land use designation to the Project site. Based on previous communications with the County of Riverside Planning Department, the proposed Project would be considered conditionally consistent with the agricultural land use designation through ministerial review of the Project conditional use permit (CUP) application. As a result, the Project would result in less than significant impacts to the present or planned land use of the area.

**27b)** According to the Riverside County Land Information System (accessed April 6, 2010), the Project site is not located within a city sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

**28a)** The proposed Project site is currently zoned W-2 (Controlled Development). While solar PV development is not a specified permitted use under the County of Riverside Zoning Ordinance, the County has determined that the Project's application through a Conditional Use Permit (CUP) process would provide the appropriate ministerial review of the Project. The Project would not require a zone change or general plan amendment; therefore, the Project would be consistent with the site's existing zoning.

**28b)** The proposed Project would require ministerial review under the CUP application process; however, the Project would not require a zone change. As a result, the Project would be considered to have less than significant incompatibilities with existing surrounding zoning.

**28c)** The proposed Project would require ministerial review under the CUP application process; however, the proposed Project would not require a General Plan Amendment to change the existing land use designation. As a result, the Project would result in less than significant incompatibilities with existing and planned surrounding land uses.

**28d)** The Riverside County General Plan applies an Agriculture land use designation to the project site. The County of Riverside Planning Department has determined that the proposed Project would be considered consistent with the agricultural land use designation through ministerial review of the Project CUP application. As a result, the Project would result in less than significant impacts to land use designations and policies of the Riverside County General Plan.

**28e)** The Project does not involve dividing the physical arrangement of any type of established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Riverside County Land Information System

Findings of Fact:

**29a)** Based on the Riverside County General Plan Figure OS-5, Mineral Resource Area, the proposed Project is located within the State of California designated Mineral Resources Zone (MRZ) classification of MRZ-4, which is defined as an area where there is not enough information available to determine the presence or absence of mineral deposits. As a result, the Project would result in no loss of availability of a known mineral resource classified by the State.

**29b)** The Project site is not delineated in the Eastern Coachella Valley Area Plan or Riverside County General Plan as a locally-important mineral resource recovery site; therefore, would result in no impact to the loss of availability of a delineated locally-important mineral resource recovery site.

**29c)** Based on the Riverside County Land Information System (accessed April 6, 2008), the project site is not located on or immediately adjacent to an existing surface mine. In addition, no mines in the vicinity of the site could be located.. The proposed Project would result in no impact to the nearest existing surface mine.

**29d)** The Project does not involve proposed, existing, or abandoned quarries or mines; therefore, the Project would result in no impact to expose people or property to the related hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is applicable.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable

C - Generally Unacceptable                      D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?                                                                                       

NA       A       B       C       D

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

NA       A       B       C       D

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project is located approximately 10 mi southeast of the County of Riverside Desert Resorts Regional Airport and approximately 7 mi northwest of the Desert Air Sky Ranch, a private use airport. The proposed project site does not lie within an airport land use plan and hence, there would be no noise impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact)** The proposed Project is not located within the vicinity of a railroad, and does not involve construction or activities related to railroads.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The proposed Project site is located a substantial distance (approximately 0.4 mile) from a highway with respect to noise range, and does not involve construction or activities related to highways.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The proposed Project is not located near any other source of noise.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is applicable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials, Riverside County Ordinance 847

Findings of Fact:

**34a)** Operation of the proposed Project entails passive absorbance of the sun's energy to generate clean, renewable electricity. Operation of the facility would require installation of emergency backup generators to operate firewater pumps and critical equipment; however, intermittent use if any, of the generator would be expected to result in a less than significant increase in ambient noise level in the project vicinity.

**34b)** Construction of the proposed Project would involve temporary use of construction equipment during site preparation, grading activities, construction of the operations building, and assemblage of PV panel arrays, which include short-term driving foundation support posts (similar to steel posts used in highway guard rails) for the array support structure. As a result of the nature of construction activities proposed, increased noise levels would be expected to be moderate, and are anticipated to attenuate with distance from the site boundary. As a result, the Project is expected to result in less than significant and not substantial increases in ambient noise levels.

**34c)** The nearest residences are located 2,000 ft. (over 0.3 mile) south of the project site and thus, the project is exempt from the Riverside County Ordinance 847 noise standards. As a result, the Project would not be expected to expose people to noise levels in excess of the County's noise standards.

**34d)** As described above, construction of the proposed facility requires use of construction equipment during earthwork activities, installation of the PV arrays, and construction of the operations building. Such activities would increase noise levels at the site; however, due to the temporary nature and type of activities required, such increases in noise levels would constitute less than significant, and not excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
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 checked="" type="checkbox"/>	<input 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, GIS database, Riverside County General Plan Housing Element

**35a)** The Project does not involve displacement of any existing housing; therefore would have no impact to necessitate construction of replacement housing.

**35b)** Construction of the proposed Project is estimated to require an average of 54 workers, and is anticipated to be staffed by the regional workforce from metropolitan areas in Riverside County, which include the cities of Palm Springs, Coachella, Indio, Palm Desert and more. Workers would be expected to commute to the Project site, rather than relocate, which would create a demand for housing. As a result, construction of the Project would result in less than significant increased demand for housing. Operation of the proposed Project would require up to 14 permanent employees. The Project would be expected to hire permanent employees locally. As a result, operation of the proposed Project is expected to result in less than significant impacts to increasing housing demand.

**35c)** The Project does not involve displacing substantial numbers of people; therefore would have no impact to necessitate construction of replacement housing.

**35d)** The proposed Project is not located within a County Redevelopment Area, based on the Riverside County Land Information System (accessed April 6, 2010).

**35e)** Since the proposed Project does not involve residential development and is not expected to result in significant worker relocation to the project area, the Project would not be expected to result in exceeding cumulative population projections.

**35f)** The proposed Project would offer employment opportunities to the project region; however, based on the number of positions available, the Project is expected to fulfill employment positions through the regional workforce. The Project would not involve development of businesses, new road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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extensions or other infrastructure to the extent that substantial population growth is induced in the project area.

Mitigation: No mitigation is required.

Monitoring: Not applicable.

**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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project site lies within an area classified as having no wildfire potential. Additionally, the proposed facility would be designed in accordance with County of Riverside Fire Department requirements and would install a 20,000 gal water tank. As a result, the Project would not result in impacts to require new or physically altered facilities for fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is applicable.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Project Application Materials

Findings of Fact: The Project facility would also be designed with security protection. Additionally, the proposed Project would result in negligible increases in population, if any. As a result, the Project would result in no impact to require provisions for new or physically altered facilities for sheriff services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is applicable.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The proposed Project would result in negligible increases in population. As a result, the Project would result in no impact to require new or physically altered facilities for school services but may be subject to school mitigation fees as set by Ordinance.

Mitigation: No mitigation is required.

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

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed Project would result in negligible increases in population. As a result, the Project would result in no impact to require new or physically altered facilities for library services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed Project would result in negligible increases in population. As a result, the Project would result in no impact to require new or physically altered facilities for health services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Land Information System, Project Application Materials

Findings of Fact:

**41a)** The proposed Project would result in negligible increases in population, if any. As a result, the Project would result in no impact to require construction or expansion of recreational facilities.

**41b)** The proposed Project does not involve the use of existing neighborhood or regional parks, or other recreational facilities.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**41c)** Based on the Riverside County Land Information System (accessed April 6, 2010), the Project site is not located within a county service area (CSA) or recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is applicable.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Eastern Coachella Valley Area Plan Figure 9 (Trails and Bikeway System)

Findings of Fact: According to the Coachella Valley Area Plan, the nearest Bike Trail is located south of SR-111 over a mile from the project site. No other nearby trails or bikeways are noted.

Mitigation: No mitigation is required.

Monitoring: No monitoring is applicable.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: RCIP, Project Application Materials; Riverside County, Transportation Dept. Traffic Counts, 2009

Findings of Fact:

**43a-b)** During operation, the project will generate about 12 to 14 vehicle trips per day, twelve for operating staff, and possibly one or two additional trips on some days for service or supply vehicles, or for facility visitors. All vehicles will access the facility site via 70<sup>th</sup> Ave, which has an average vehicle traffic (ADT) of 2,393 vehicles per day (source: Riverside County, Transportation Dept. Traffic Counts, 2009, count made 3/19/08), a traffic-to-capacity ratio that equates to Level-of-Service A (LOS A), the highest LOS level, indicating free and unimpeded traffic flow. The addition of 12 to 14 vehicle trips per day would not affect the level of service of 70<sup>th</sup> Ave, and the impact of the operational traffic associated with the project will not be significant.

During construction, about 10 workers will be required for building the office and warehouse, paving the parking lot, and installing the switchyard, over a 3 to 4 month period. Emplacing and electrically connecting the PV arrays will employ about 50 workers continuously over a 10 to 11-month period. These two categories of construction will overlap. All construction work will be done during daylight hours, so night-time traffic will not be present. Substantial worker carpooling is not expected, so worker traffic could produce approximately 50 to 60 vehicle trips per day during the 10 to 11 month construction period. Deliveries of the materials and PV arrays will be essentially continuous over this period, averaging an estimated 20 trucks per weekday beginning in the second month of construction. The first month of construction will involve primarily surveying, measurements, staking, and other engineering work, involving few workers. The addition of the construction traffic to the existing traffic on Hwy 111 or Avenue 70 will not reduce the LOS because of the existing relatively light traffic flow.

**43c)** The proposed Project does not involve change in air traffic patterns.

**43d)** The proposed Project does not involve waterborne, rail, or air traffic.

**43e)** Construction and operation of the proposed Project would require use of existing and improved roadways, including transportation of fuel (i.e., fueling service during construction and diesel fuel for emergency generator during operation), which presents a potential transportation hazard. However, transportation of such materials would be required to comply with Department of Transportation requirements for transport of hazardous materials, which require safety and precautionary procedures to prevent or minimize dangers associated with hazardous material releases. As a result, risks associated with the transport of hazardous materials would be considered less than significant.

**43f)** Primary access to the Project site would involve use of 70<sup>th</sup> Ave, which is an existing asphalt paved road. The Applicant will improve the section of 70<sup>th</sup> Ave that borders the project site to County standards (Permit Condition). As a result, the Project's impact to the road is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**43g)** During construction, about 10 workers will be required for building the office and warehouse, paving the parking lot, and installing the switchyard, over a 3 to 4 month period. Emplacing and electrically connecting the PV arrays will employ ~~about 50 workers continuously over a 10 to 11-month~~ period. These two categories of construction will overlap. All construction work will be done during daylight hours, so night-time traffic will not be present. Substantial worker carpooling is not expected, so worker traffic could produce approximately 50 to 60 vehicle trips per day during the 10 to 11 month construction period. Deliveries of the materials and PV arrays will be essentially continuous over this period, averaging an estimated 20 trucks per weekday beginning in the second month of construction. The first month of construction will involve primarily surveying, measurements, staking, and other engineering work, involving few workers. The addition of the construction traffic to the existing traffic on Hwy 111 or 70<sup>th</sup> Ave will not reduce the LOS because of the existing relatively light traffic flow.

**43h)** The proposed Project would be designed in accordance to the County of Riverside Fire Department requirements for access. As a result, the Project would result in less than significant impacts to provide emergency access to the site. The Project would not involve activities to effect access to nearby uses.

**43j)** The proposed Project does not involve activities that would 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.

Compliance with Conditions of Approval, including but not limited to, COA 80.TRANS.4 – ROW Dedication, for sufficient street right-of-ways along 68<sup>th</sup> Avenue, 70<sup>th</sup> Avenue, Arthur Street, and Cleveland Street.

Mitigation: No mitigation measures are required,

Monitoring: No monitoring is applicable.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Eastern Coachella Valley Area Plan Figure 9 (Trails and Bikeway System)

Findings of Fact: According to the Coachella Valley Area Plan, the nearest Bike Trail is located south of SR-111 over a mile from the project site. No other nearby trails or bikeways are noted.

Mitigation: No mitigation is required.

Monitoring: No monitoring is applicable.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
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a) Require or result in the construction of <del>new water</del> treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new or expanded entitlements needed?

Source: Project application materials

Findings of Fact: The proposed project would use water from an on-site well to be constructed. There is no external water supply system to the project site. Water consumption for the operations of the plant would range from 5 to 6 gallons per minute, or approximately 10 AFY and consumption by the employees would be 700 gallons per day or somewhat less than 1.0 AFY. The total estimated water consumption for the project is then about 11 AFY. A large proportion (90 – 95%) of this water will be lost through evaporation from the solar array spray-cleaning operations. Drinking water for employees will be provided by bottled water. With the minimal groundwater usage, the proposed project would not deplete groundwater or interfere substantially with groundwater recharge.

Mitigation: No mitigation is required.

Monitoring: No monitoring is necessary.

**46. Sewer**

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

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

Source: Department of Environmental Health Review, Project application materials

Findings of Fact: The solar PV generating process generates no wastewater requiring treatment or disposal. The water used to clean the solar arrays would be expected to evaporate completely without creating runoff. The plant's sanitary wastewater stream will be discharged to a septic system sized to accommodate the staff plus occasional visitors. There will be no wastewater treatment requirements other than those provided by a properly operating septic system.

The proposed generating facility would have a staff approximately 14 employees at full production, with a maximum of 10 employees on site at one time for the day shift and two on each night shift. The plant staff of 14 will rotate so as to staff the facility 24/7. The office building would utilize a septic system for sanitary wastewater discharge. Based on commonly-accepted flow estimates, office buildings generate 50 gallons wastewater per day per person. Based on the staffing, the proposed plant's daily flow would be 700 gallons of wastewater per day. The septic system will be sized to accommodate at least 50% more than this number.

Mitigation: No mitigation is required.

Monitoring: No monitoring is necessary.

**47. Solid Waste**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The solar PV generating process creates no solid waste. Waste from the operating staff would consist of small amounts of "office" trash, estimated by the California Integrated Waste Management Board for commercial offices at 1.25 to 1.5 lbs per employee per day (<http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Commercial.htm>). This would lead to about 150 lbs per week for the project, or less than 4 tons per year, which would be collected monthly by the local solid waste collection company. Development of the proposed project would increase the amount of solid waste generated within the County by an insignificant amount.

Construction activities would generate construction debris from development of the proposed project. For a solar PV generating facility, construction debris would be limited to that resulting from the construction of the office and warehouse building, a structure of approximately 4,800 sq. ft. in a single story. The placement of the solar array field generates no construction debris. With the enactment of the California Integrated Waste Management Act of 1989 (AB 939), the State of California has required each city and county to prepare solid waste management planning documents that demonstrate reduction of the amount of solid waste land filled, the long-term ability to ensure the implementation of countywide diversion programs, and provision of adequate disposal capacity for local jurisdictions through the siting of disposal and transformation facilities. This planning document is known as the Countywide Integrated Waste Management Plan (CoIWMP), and includes the Source Reduction and Recycling Element (SRRE), Household Hazardous Waste Element (HHWE), Non-Disposal Facility Element (NDFE), and the Siting Element. However, the project would be required to comply with the Demolition and Recycling provisions of the County Code, which requires a project to prepare a Waste Reduction and Recycling Plan (WRRP). The plan would specify the anticipated volume of construction debris and how much of and to what facilities the materials would be sent to be recycled.

Area landfills would have sufficient permitted capacity to serve the waste generated by the project at both the construction phase and during operations. Impacts on area landfills would be less than significant.

The Project would comply with federal, state, and local statutes and regulations related to solid waste, including the Riverside Countywide Integrated Waste Management Plan, where applicable.

Mitigation: No mitigation is required.

Monitoring: No monitoring is necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**48. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

48a) The proposed project would use generators during the initial construction phase to supply necessary electrical needs. As soon as practicable, the Project would be connected to the Imperial Irrigation District (IID) service for power needs. During operation, the facility's electrical needs would be supplied internally. When the facility is shut down, electricity for the Project site (i.e., security lighting, etc.) would be provided by IID. The Project's electrical service needs would not be substantial, and would result in less than significant effects to electrical supplies.

48b) The Project does not involve use of natural gas.

48c) The Project will utilize the local phone company for telephone service. A weather station will be installed that will automatically send weather information to the power purchaser via a communication link.

48d) The project site storm water runoff would not be connected into an existing or planned storm water drainage system. The Applicant has supplied the proposed Project's Grading and Drainage Plan, which indicates that the Project would be designed to preserve existing run-on and run-off conditions and provide sheet flow.

48e) The Applicant will install street lighting on 70th Ave (Permit Condition).

48f) The Applicant will improve the section of 70th Ave that borders the project site to County standards (Permit Condition). In addition, the Applicant will deed 50 ft. public half-street right-of-ways along 68th Ave, Arthur St., and Cleveland St.

48g) The proposed Project would not involve other government services.

48h) The proposed Project would have no impact to conflict with adopted energy conservation plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Energy Conservation**

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

Source:

Findings of Fact: The proposed project would not conflict with any adopted energy conservation plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**OTHER**

50. Other:

**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 California history or prehistory?

Source: Staff review, Project Application Materials

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

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: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: GPA00410, EA36882

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

**VII. AUTHORITIES CITED**

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



CONDITIONAL USE PERMIT Case #: CUP03635

Parcel: 721-110-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct and operate a 75 megawatt electric generation facility consisting of a photo voltaic array with ground mounted solar panels up to approximately 12 feet in height on a 482 gross acre site, plus accessory 4,800 square foot office/warehouse building up to 16 feet in height with 16 space parking lot, a switching station, water tank, and stormwater protection facilites, plus off-site extension of utilities and access roads, located within Assessors Parcel Numbers 721-100-001, etc.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3635. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3635 shall be henceforth defined as follows:

APPROVED EXHIBIT A =  
Exhibit No. A, Amended No. 1 (site plan)  
Exhibit No. B, Amended No. 1 (elevations)  
Exhibit No. C, Amended No. 1 (floor plans)  
EXHIBIT NO. M (color elevation)

ADDITIONAL USE PERMIT Case #: CUP03635

Parcel: 721-110-003

10. GENERAL CONDITIONS

10. EVERY. 4                      USE - CONDITION MILESTONES                      RECOMMND

10 = General Conditions. These conditions provide project specific information and will not have to be cleared individually.

20 = Prior to a Certain Date. These conditions require that action(s) by the developer/permit holder be taken by a specific date.

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit (and/or Surface Mining Permit Special Inspection.)

80 = Prior to Building Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a building permit.

90 = Prior to Building Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a building permit final inspection.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE -GIN INTRODUCTION                      RECOMMND

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

10.BS GRADE. 3                      USE-G1.2 OBEY ALL GDG REGS                      RECOMMND

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

10.BS GRADE. 4                      USE-G1.3 DISTURBS NEED G/PMT                      RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03635

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10. GENERAL CONDITIONS

10.BS GRADE. 5                   USE-G1.6 DUST CONTROL                   RECOMMND

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

10.BS GRADE. 6                   USE-G2.3SLOPE EROS CL PLAN                   RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7                   USE-G2.5 2:1 MAX SLOPE RATIO                   RECOMMND

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

10.BS GRADE. 8                   USE-G2.6SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10                   USE-G2.8MINIMUM DRNAGE GRADE                   RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

lant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

10.BS GRADE. 21 USE\* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

10.BS GRADE. 22 USE\*TRANS & CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval.

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Parcel: 721-110-003

10. GENERAL CONDITIONS

10.BS GRADE. 22 USE\*TRANS & CVWD REVIEW REQ'D (cont.) RECOMMND

Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO OWTS/ATUs IN EASEMENTS RECOMMND

All components of any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit must remain outside of any dedicated easement.

10.E HEALTH. 2 OWTS/ATUs - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or proposed Advanced Treatment Unit (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Contrast Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

FIRE DEPARTMENT

10.FIRE. 1 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 2 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#84-TANK PERMITS (cont.) RECOMMND

for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 3 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 8/30/10 RECOMMND

Conditional Use Permit No. 3635 proposed to develop a 75 MW photovoltaic solar project consisting of 75 array modules, each module consisting of approximately 20 rows with 24 solar panels bisected by a 20 foot wide private service road and power inverters, and a 3,000 square foot (sf.) office/warehouse building with a 4,000 sf. parking lot,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 8/30/10 (cont.)

RECOMMND

surrounded by fencing. The site is located in the Eastern Coachella Valley area, north of Avenue 70, south of Avenue 68, east of Arthur Street, and west of Cleveland Street.

The site lies within gently sloping areas with elevations ranging from 60 to 170 feet below sea level. Box Canyon Wash is north of the site with Coachella Canal located between the wash and site. According to e-mail correspondence (August 26, 2010) from Coachella Valley Water District, regional flood protection is provided to the site (and canal) by the east side dike located along the north side of Coachella Canal. However, approximately 475 acres to the south of the canal is tributary to the site.

Since the proposal would involve the construction of minimal impervious areas, no increased runoff is anticipated.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, infiltration trenches and road berms are proposed.

The District has reviewed the exhibit and Water Quality Management Plan (WQMP) (received June 21, 2010). The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. However, due to the deficiencies of the submittal, additional details will be required at the time improvement plans are submitted. This may require the infiltration trenches to be sized larger than currently proposed, which the engineer is aware of. The site has adequate space to accommodate the increase. All BMPs shall be designed in accordance with the Riverside County Stormwater Best Management Practice Design Handbook.

All new building shall be floodproofed by constructing the finished floor a minimum of 18 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. Any grading or construction on the site should perpetuate the natural drainage patterns of the area. All new construction should comply with all applicable ordinances.



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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 4 USE 18" ELEVATE FINISH FLOOR RECOMMND

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

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or

CONDITIONAL USE PERMIT Case #: CUP03635

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If

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10. GENERAL CONDITIONS

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3                    USE - PDP01367                    RECOMMND

County Paleontological Report (PDP) No. 1367, submitted for this project (CUP03635), was prepared by Michael Brandman Associates and is entitled: "Paleontological Resources Assessment, APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004, Desert Camp, Unincorporated Riverside County, California, dated December 16, 2009. In addition, Michael Brandman Associates submitted "Paleontological Resources Assessment, APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004, Desert Camp, Unincorporated Riverside County, California, dated December 16, 2009, Revised January 6, 2010. This document is herein incorporated as a part of PDP01367.

PDP01367 concluded the project area has a high probability of containing paleontological resource at depth.

PDP01367 recommended a monitoring program to mitigate impact to paleontologic resources, if resources are found during grading above 2 feet or if grading extends 2 feet below the modern ground surface.

PDP01367 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01367 is hereby accepted for CUP03635. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 4                    USE - GEO02182                    RECOMMND

County Geologic Report (GEO) No. 2182, submitted for this project (CUP03635) was prepared by LandMark Consultants, Inc. and is entitled: "Geologic and Geotechnical Hazards Report, Colgreen Energy North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated November 9, 2009. In addition, LandMark prepared:

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10. GENERAL CONDITIONS

10. PLANNING. 4 USE - GEO02182 (cont.)

RECOMMND

"Response to Review Comments, County Geologic Report No. 2182, Geologic and Geotechnical Hazards Report, Colgreen Energy North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated January 26, 2010.

"Response to Review Comments, County Geologic Report No. 2182, Geologic and Geotechnical Hazards Report, Colgreen Energy North Shore Solar Power Generation Facility, NWC Cleveland Street and 70th Avenue, Mecca, California", dated February 25, 2010.

Geotechnical Investigation Report, Colgreen Energy Site, NWC Cleveland Street and 70th Avenue, Mecca, California", dated April 12, 2010.

These documents are herein incorporated as a part of GEO02182.

GEO02182 concluded:

1. The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas Fault.
2. The nearest fault to the site, the San Andreas Fault, is located approximately .5 mile to the northeast of the project site.
3. The potential for surface rupture occurring in the project site is considered low.
4. The risk of seismically induced liquefaction is moderate to high.
5. The potential for landsliding is low.
6. The threat of tsunami, seiches, or other seismically-induced flooding is considered unlikely.
7. The risk of volcanic hazards is considered very low.

GEO02182 recommended:

1. A design level geotechnical investigation of areas within the project site for specific design-level mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02182 (cont.) (cont.)

RECOMMND

recommendations.

2.Ground improvement methods for any confirmed geologic/geotechnical hazard, to limit potential settlements, including deep soil mixing, vibro-compaction, vibro-replacement, geopiers, stone columns, compaction grouting, or deep dynamic compaction.

3.Other means to mitigate settlement damage include either deep foundation systems, rigid mat foundation or grade-beam reinforced foundations that can withstand some differential movement or tilting.

GEO02182 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02182 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMNTS

RECOMMND

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

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

5)Ensure that all common area landscaping is healthy, free

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENTS (cont.) RECOMMND

of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

10.PLANNING. 6 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 8 USE - FEES FOR REVIEW RECOMMND

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

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

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - LIGHTING HOODED/DIRECTED (cont.) RECOMMND  
rights-of-way.

10.PLANNING. 10 USE - COLORS & MATERIALS RECOMMND  
Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING. 11 USE - PERMIT SIGNS SEPARATELY RECOMMND  
No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - LAND DIVISION REQUIRED RECOMMND  
Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 13 USE - PHASE BY NEW PERMIT RECOMMND  
Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 14 USE - NO OFF-ROAD USES ALLOWED RECOMMND  
Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS RECOMMND  
Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any



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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 16 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 17 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 25,000 cubic yards of cut and 25,000 cubic yards of fill.

10.PLANNING. 18 USE - PREVENT DUST & BLOWSAND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 20 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 21 USE - MAINTAIN FLOOD FACILITY RECOMMND

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 22 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 24 USE - SOLAR EQUIP WASHING RECOMMND

Periodic washing of solar panels shall be allowed if needed not to exceed the total project's water usage of approximately 10 acre feet per year, to be drawn from the project's on-site well.

10.PLANNING. 25 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

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10. GENERAL CONDITIONS

10.PLANNING. 26

USE - NO CONNECT W/O FINAL

RECOMMND

No individual PV Module shall be interconnected in any manner to the electrical facilities of the Imperial Irrigation District, including, but not limited to, by means of an on-site substation, on-site electrical collection line, PRIOR TO FINAL INSPECTION APPROVAL by the Department of Building and Safety for the entire solar array approved under this conditional use permit, or any phase thereof, as shown on an approved phasing plan. The permit holder may apply for a Temporary Power Permit from the Land Use Division prior to final inspection approval of the entire solar array, or phase thereof, and the Land Use Division may issue such a permit in order to allow testing of solar/electrical equipment during limited periods of time for uniform building code compliance and for other reasons, as approved by the Land Use Division. The Director of the Department of Building and Safety, or his designee, may allow the interconnection of individual PV modules notwithstanding the above, if the Director determines that adequate safe guards exist to ensure compliance with all conditions of approval of this permit.

10.PLANNING. 28

USE - ORD 847-NOISE-POWERTOOLS

RECOMMND

In accordance with Section 6. b. of Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 P.M. and 6:00 A.M. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than the dwelling in which the power tools or equipment may be located. Additionally, no person shall operate any power tools or equipment at any other time (8:00 A.M. to 10:00 P.M.) such that the power tools or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment.

10.PLANNING. 29

USE - UTILITY COORDINATION

RECOMMND

All distribution lines, electrical substations and other interconnection facilities shall be constructed to the specifications of the affected utility and state and federal standards. The permittee shall comply with the requirements of any other affected utility regarding acceptable encroachments within easements of record, and protection of gas transmission lines and other existing utility improvements.

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 34 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 35 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 36 USE - MITIGATION FEES RECOMMND

The Planning Department has determined the following Ordinances apply in regards to the payment of Mitigation Fees:

Ordinance No. 875: Coahcella Valley Multiple Species Habitat Conservation Plan Mitigation Fee (CVMSHCP).

Ordinance No. 659: Development Impact Fees (DIF)

10.PLANNING. 37 REN ENG - UTILITY COORDINATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 38 REN ENG - FUTURE INTERFERENCE RECOMMND

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

10.PLANNING. 39 REN ENG - REPLACE OR MODIFY RECOMMND

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

10.PLANNING. 40 REN ENG - ON SITE DIST. LINES RECOMMND

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

10.PLANNING. 41 REN ENG - PRODUCTION MONITORIN RECOMMND

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

10.PLANNING. 42 REN ENG - NO FINAL NO CONNECT RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 42                   REN ENG - NO FINAL NO CONNECT (cont.)                   RECOMMND

to ensure compliance with all conditions of approval.

TRANS DEPARTMENT

10.TRANS. 5                       USE - STD INTRO 3(ORD 460/461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7                       USE - COUNTY WEB SITE                   RECOMMND

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

10.TRANS. 8                       USE - ENCROACHMENT PERMIT                   RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                   USE - EXPIRATION DATE-CUP/PUP                   RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP (cont.) RECOMMND

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

20.PLANNING. 2 USE - UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2016, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

20.PLANNING. 3 USE - LIFE OF PERMIT RECOMMND

The life of Conditional Use Permit No. 3635 shall terminate on July 1, 2050, and the permit shall thereafter be null and void and of no effect whatsoever.

This commercial solar array is subject to Section 18.31 of Ordinance No. 348 (Permit Revocation).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    USE-G2.4GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3                    USE-G2.7DRNAGE DESIGN Q100                    RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4                    USE-G2.14OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 5                    USE-G2.15NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 8 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 9 USE\* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE\* -PM10 PLAN REQUIRED (cont.) RECOMMND

Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 10 USE\*TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 11 USE\* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 EPD - NESTING BIRDS SURVEY RECOMMND

1/12/10

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - NESTING BIRDS SURVEY (cont.)                      RECOMMND

results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

FIRE DEPARTMENT

60.FIRE. 1                      USE-#75-WATER PLANS                      RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      USE SUBMIT FINAL WQMP                      RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 2                      USE SUBMIT PLANS                      RECOMMND

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

60.FLOOD RI. 3                      USE EROS CNTRL AFTER RGH GRAD                      RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD (cont.) RECOMMND

submitted to the District for review.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

The Eastern Coachella Area Plan identifies a Class I Bikeway/Regional Trail along Arthur Street and a Class I Bikeway/ Regional Trail along 70th Avenue. Both trail are to be located adjacent to the roadway, entirely outside of ultimate road right-of-way. Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. The trails plan is to provide: typical cross sections, fencing, trail separations, pavement markings, street crossings, signage, bollards (if applicable) and landscaping and irrigation plans. The applicant is required to coordinate an appointment with the District at (951) 955-6998 in order to review trail issues and development standards.

PLANNING DEPARTMENT

60.PLANNING. 2 GEN- CULTURAL RESOURCES PROFE RECOMMND

As a result of the findings contained within report PD-A-4615R1, and site visit observations made on February 16, 2010 by the County Archeologist, data recovery surface collections of prehistoric artifacts is required prior to grading and limited archaeological monitoring of all grading, trenching, augering, clearing and grubbing shall be required within the vicinity of the two prehistoric archaeological sites and one prehistoric isolate identified on the subject parcel.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Prehistoric Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for initial ground disturbing activities

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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, according to professional judgement. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 4

USE - PALEO PRIMP & MONITOR

RECOMMND

PDP01367, prepared by Michael Brandman Associates for this project (CUP03635), concluded there is a potential to impact significant paleontological resources at this site. HENCE,

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the

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60.PLANNING. 4

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

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60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

60.PLANNING. 5 USE- ARCHAEO SURFACE COLLECT RECOMMND

Prior to any grading, the project archaeologist shall conduct a Phase III controlled surface collection of all artifacts found at the archaeological sites, and the isolate. The artifacts shall be analyzed using appropriate current techniques and expertise. Reporting of this task shall be combined with the Phase IV archaeological monitoring report.

60.PLANNING. 6 USE - COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 7 USE - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PM10 MITIGATION PLAN (cont.)

RECOMMND

Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 8 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3635, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 9 USE - MITIGATION MONITORING

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, the permittee shall prepare and submit a written report to the Planning Director of the County of Riverside demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42244, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - WATER QUALITY MGMT PLANS

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

The applicant must submit to the Department of Environmental Health (DEH) for review a satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health Technical Guidance Manual.

80.E HEALTH. 2 USE - SEPTIC PLANS

RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required by the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed Onsite Wastewater Treatment System area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - SEPTIC PLANS (cont.)  
sizing.

RECOMMND

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED

RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

\*\*Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.\*\*

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 3 USE - COC REQUIRED (2)

RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.6 is satisfied, this condition shall be considered MET.

80.PLANNING. 4 USE - FENCING PLAN REQUIRED

RECOMMND

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

80.PLANNING. 5 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating

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80.PLANNING. 5 USE - MITIGATION MONITORING (cont.) RECOMMND

compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42244 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 6 USE - ELECTRIC CONNECTION RECOMMND

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the permit holder shall submit to the Department of Building and Safety a written statement from the Imperial Irrigation District, confirming that the proposed transmission/distribution utility interconnection is acceptable and in accordance with the procedures established by the California Public Utilities Commission, unless otherwise approved by the Planning Director.

80.PLANNING. 8 USE - PAY ALL PROPERTY TAX RECOMMND

The permit holder shall pay all property taxes due prior to the issuance of building permits, as assessed by the Riverside County Tax Collector. The Planning Department may require written certification from the Office of the County Treasurer & Tax Collector or other forms of verification to be presented by the permit holder in order to assure compliance with this condition of approval.

80.PLANNING. 10 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 11 USE - LIGHTING PLANS RECOMMND

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