

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16-2**

On motion of Supervisor Stone, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on the INDIGO Rancho Solar Project - Agricultural Preserve Case No. 1027 / Conditional Use Permit No. 3693 (FTA 2013-008) – Indigo Ranch Project LLC – Silverado Power. Recommendation for Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42580; Adoption of Resolution 2014-050 approving Agricultural Preserve Case No. 1027, issuing Certificates of Tentative Cancellation and diminishing Chuckwalla Agricultural Preserve No. 2, Map No. 622; Tentative Approval of Agricultural Preserve Case No. 1027 to diminish Chuckwalla Agricultural Preserve No. 2, Map. No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027; and Approval of Conditional Use Permit No. 3693, which proposes a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed or tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres, and proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project is located northerly of Oasis Road and westerly of Highway 177, 4<sup>th</sup>/4<sup>th</sup> District, is taken off calendar.

Roll Call:

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 8, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: April 8, 2014  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
16-2

xc: Planning, COB

944 A

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
**March 12, 2014**


**SUBJECT:** INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL USE PERMIT NO. 3693 – Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project LLC - Engineer/Representative Silverado Power – Fourth/Fourth Supervisorial District – Desert Center Area Plan - Location: northerly of Oasis Road, and westerly of Highway 177. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors open the public hearing and at the close of the public hearing:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42580**, 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,
2. **ADOPT RESOLUTION NO. 2014-050**, approving Agricultural Preserve Case No. 1027, issuing Certificates of Tentative Cancellation and diminishing Chuckwalla Agricultural Preserve No. 2, Map No. 622; and,
3. **TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1027**, a proposal to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027 subject to the conditions in Resolution No. 2014-050; and,
4. **APPROVE CONDITIONAL USE PERMIT NO. 3693**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and environmental assessment.

Initials  
JCP:lr

(continued next page)

  
Juan C. Perez  
TLMA Director/ Interim Planning  
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Denise C. Harden

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

FORM APPROVED COUNTY COUNSEL  
BY:  3/24/14  
DATE  
MIRIAM N. NORTH

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL  
USE PERMIT NO. 3693 - Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project, LLC -  
Fourth/Fourth Supervisorial District - Desert Center Area Plan.**

**DATE:** March 12, 2014

**PAGE:** Page 2 of 3

**BACKGROUND:**

**Summary**

The project site is within the Chuckwalla Agricultural Preserve No. 2, designated Agriculture on the Riverside County General Plan, and it is zoned Light Agricultural - 20 Acre Minimum (A-1-20). Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. In order for parcels to be removed from an Agricultural Preserve, the land owner must provide an alternative land use. The applicant proposes the alternative use of a 4.5 megawatt (MW) photovoltaic solar power plant for the 40.12 acres. Ordinance No. 509, the ordinance regulating agricultural preserves, lists which uses are allowed in an agricultural preserve. A solar power plant is not listed, therefore it is considered an alternative land use and the agricultural preserve must be diminished.

Pursuant to Government Code Section 51284.1, a copy of the complete Diminishment/Cancellation Application for Agricultural Preserve Case No. 1027 was submitted to the State Department of Conservation (SDC) on November 18, 2013.

On December 18, 2013, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the subject two land conservation contracts based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2014-050. Considering the decline of agriculture in that specific area, the physical characteristics of the site which are favorable for solar power plant development, and the state mandates for renewable energy, the Planning Department considers the solar power plant project to be a better use of the land.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval identified in Resolution No. 2014-050 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

Conditional Use Permit No. 3693 (Indigo Ranch Solar project) is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation.

Since the solar power plant project is less than 20 megawatts, it is exempt from Board of Supervisors Policy No. B-29 regarding solar power plants.

The applicant has requested a 20 year term for the conditional use permit. Without a development agreement, Planning staff recommends a 10 year term for the conditional use permit. Given that Riverside County is one of the fastest growing counties in the state, the commitment of large areas of land to a single use for an extended period of time has serious consequences that the County must consider and evaluate carefully. A development agreement, negotiated between the County and the applicant, would ensure that the solar power plant is developed and maintained in a fiscally and environmentally responsible manner by balancing the private benefits of the project with agreed upon and documented public benefits so as make certain that the County's General Plan policies and vision are not harmed by the extended length of the permit, which could be up to a 30 year term. If the applicant does not wish to enter into a development agreement with the County, the applicant can still seek to extend the 10 year term

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL  
USE PERMIT NO. 3693 - Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project, LLC –  
Fourth/Fourth Supervisorial District – Desert Center Area Plan.**

**DATE: March 12, 2014**

**PAGE: Page 3 of 3**

of the permit as allowed under Section 18.43 (Applications for Modifications of Approved Permits) of Ordinance No. 348 as the expiration date nears.

The project is located northerly of Belsby Avenue, southerly of Investor Avenue, easterly of Melon Street, and westerly of Plantation Street. Assessor's Parcel Nos. 808-240-007 and 808-240-010.

**Impact on Citizens and Businesses**

Environmental Assessment No. 42580 studied the project and its impacts, as described in the attached staff report and initial study. The project will aid in the transmission of renewable energy to the power grid.

Staff labor and expenses to process this project have been paid directly through Indigo Ranch's deposit based fees.

**Gil, Cecilia**

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**Subject:** RE: CUP03693

**From:** Gil, Cecilia  
**Sent:** March 11, 2014 10:13 AM  
**To:** Harden, Denise  
**CC:** Rector, Kimberly, Harper-Ihem, Kecia  
**Subject:** RE: CUP03693

To meet the 20 day CEQA requirement and schedule this for April 8 hearing, we need to publish no later than March 19 (Wednesday). Deadline for that is March 17 (Monday). I will need a draft of the Form 11 to prepare the Notice and have it ready to send out by Monday.

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

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**From:** Harden, Denise  
**Sent:** March 11, 2014 8:53 AM  
**To:** Harper-Ihem, Kecia  
**Subject:** FW: CUP03693

Kecia, regarding the attached, what does your office need from planning in order to do the required CEQA advertising for an April 8 hearing?

*Denise C. Harden*  
Principal Management Analyst  
County of Riverside Executive Office  
4080 Lemon St, 4th Floor, Mail Stop #1020  
Riverside, CA 92501  
Email: [dharden@rceo.org](mailto:dharden@rceo.org)  
Tel: 951.955.1185 Fax: 951.955.1008

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**From:** Ross, Larry  
**Sent:** Tuesday, March 11, 2014 8:09 AM  
**To:** Harden, Denise  
**Cc:** North, Tiffany; Clack, Shellie  
**Subject:** CUP03693

Denise,

Silverado Power has requested an April 8<sup>th</sup> BOS hearing to be able to meet their construction timeline. April 15<sup>th</sup> is dark, so the next hearing is April 22<sup>nd</sup>. They say that they are desperate. The package is almost done, but it needs review by Tiffany for solar matters and Shellie for ag preserve matters. Both attorneys were quite busy, Tiffany with McCoy Solar and Shellie with Wine Country, but both projects are at BOS today hopefully for their final actions.

## Gil, Cecilia

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**From:** Harden, Denise <DHARDEN@rceo.org>  
**Sent:** Thursday, March 13, 2014 9:05 AM  
**To:** Gil, Cecilia  
**Cc:** Harper-Ihem, Kecia; Rector, Kimberly  
**Subject:** FW: CUP03693  
**Attachments:** form 11 BOS hearing on both AG and CUP draft b.docx

Attached per your request is the draft Form 11. Larry Ross is the contact in Planning that is handling this matter, and has the mailing labels ready for the notice mailing. I won't mind in the least if you want to work further with him directly, or if you want to work this through me. Either way is good. Please let me know whatever I can do to help.

### *Denise C. Harden*

Principal Management Analyst  
County of Riverside Executive Office  
4080 Lemon St, 4th Floor, Mail Stop #1020  
Riverside, CA 92501  
Email: [dharden@rceo.org](mailto:dharden@rceo.org)  
Tel: 951.955.1185 Fax: 951.955.1008

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**From:** Ross, Larry  
**Sent:** Wednesday, March 12, 2014 2:27 PM  
**To:** Harden, Denise  
**Cc:** North, Tiffany; Clack, Shellie  
**Subject:** RE: CUP03693

Denise,

Attached is the form 11 Shellie and Tiffany ok'ed. I also have the gummy labels ready for the mail out. Do you want me to bring those to you or wait until the clerk requests them?

Thanks,

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**From:** Harden, Denise [<mailto:DHARDEN@rceo.org>]  
**Sent:** Tuesday, March 11, 2014 10:45 AM  
**To:** Ross, Larry  
**Cc:** North, Tiffany; Clack, Shellie  
**Subject:** Re: CUP03693

Larry, when could you provide me with a draft Form 11 complete enough to provide to Clerk's office?

Denise Harden  
Principal Management Analyst  
County of Riverside Executive Office  
4080 Lemon St, 4th Floor, Mail Stop #1020  
Riverside, CA, 92501

Email: [dharden@rceo.org](mailto:dharden@rceo.org)

Tel: 951.955.1185 Fax: 951.955.1008

Sent from my iPad

On Mar 11, 2014, at 8:09 AM, "Ross, Larry" <[LROSS@rctlma.org](mailto:LROSS@rctlma.org)> wrote:

Denise,

Silverado Power has requested an April 8<sup>th</sup> BOS hearing to be able to meet their construction timeline. April 15<sup>th</sup> is dark, so the next hearing is April 22<sup>nd</sup>. They say that they are desperate. The package is almost done, but it needs review by Tiffany for solar matters and Shellie for ag preserve matters. Both attorneys were quite busy, Tiffany with McCoy Solar and Shellie with Wine Country, but both projects are at BOS today hopefully for their final actions.

We could meet Silverado's request if we advertise in the Press Enterprise and Desert Sun this week in advance of the completed staff report and meet the 20 day CEQA requirement and the each of the newspaper's processing requirements. We should then have enough time for Shellie and Tiffany to do their reviews and have the staff report all bundled up for the Clerk of the Board.

I would need your help coordinating with the Clerk of the Board on the advertising and securing a spot on the April 8<sup>th</sup> agenda. Let me know if you want to do this, or if we should shoot for the April 22<sup>nd</sup> hearing.

Thanks,

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

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Please note: The County Administrative Center is open Monday through Friday. Business hours for the County Executive Office are Monday through Friday, 8:00 a.m. to 5:00 p.m.

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Please note: The County Administrative Center is open Monday through Friday. Business hours for the County Executive Office are Monday through Friday, 8:00 a.m. to 5:00 p.m.



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 17, 2014

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: AG 1027 CUP 3693

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, March 19, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD



**Gil, Cecilia**

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**From:** Wells, Juanita <JWELLS@palmspri.gannett.com> on behalf of Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Monday, March 17, 2014 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: AG 1027 CUP 3693

Ad received and will publish on date(s) requested.

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, March 17, 2014 8:18 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: AG 1027 CUP 3693

Good morning!

Attached is a Notice of Public Hearing, for publication on Wednesday, March 19, 2014. Please confirm.  
THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 8, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Indigo Ranch Project LLC on **Agricultural Preserve Case No. 1027**, which proposes to diminish Chuckwalla Agricultural Preserve No. 2, Map. No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027; and, **Conditional Use Permit No. 3693**, which proposes a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed or tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres, and proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site ("the project"). The project is located northerly of Oasis Road and westerly of Highway 177, in the Fourth Supervisorial District.

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

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

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

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

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

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

Dated: March 17, 2014

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

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 17, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

AG 1027 and CUP 3693

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** April 8, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: March 17, 2014  
Cecilia Gil

**Gil, Cecilia**

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**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Monday, March 17, 2014 8:27 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: AG 1027 AND CUP 3693

received

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, March 17, 2014 8:19 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: AG 1027 AND CUP 3693

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 17, 2014, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

AG 1027 and CUP 3693

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** April 8, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: March 17, 2014  
Cecilia Gil

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**MEMORANDUM  
COUNTY OF RIVERSIDE  
EXECUTIVE OFFICE**

**TO:** Kecia Harper-Ihem, COB  
**FROM:** George A. Johnson, Assistant CEO  
**DATE:** December 2, 2013  
**RE:** Off-Calendar – item 16.2 (4/8/14 agenda)

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County Counsel and the Planning Department are requesting that the item below be taken off-calendar. The item will be re-noticed and advertised for a future public hearing.

16-2 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the INDIGO RANCHO SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027 / CONDITIONAL USE PERMIT NO. 3693 (FTA 2013-008) – Indigo Ranch Project LLC – Silverado Power. Recommendation for Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42580; Adoption of Resolution 2014-050 approving Agricultural Preserve Case No. 1027, issuing Certificates of Tentative Cancellation and diminishing Chuckwalla Agricultural Preserve No. 2, Map No. 622; Tentative Approval of Agricultural Preserve Case No. 1027 to diminish Chuckwalla Agricultural Preserve No. 2, Map. No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027; and Approval of Conditional Use Permit No. 3693, which proposes a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed or tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres, and proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project is located northerly of Oasis Road and westerly of Highway 177, 4<sup>th</sup>/4<sup>th</sup> District. [\$0]

04.08.2014

16-2





# MEMORANDUM

RIVERSIDE COUNTY COUNSEL

**CONFIDENTIAL**  
**ATTORNEY-CLIENT PRIVILEGE**

DATE: April 2, 2014  
TO: Denise Harden, Principal Management Analyst  
FROM: Tiffany N. North, Supervising Deputy County Counsel *TNN*  
RE: Agenda item 16-2 of 4/8/14 to be taken off calendar (Indigo Ranch Solar Project)

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The following item is listed for public hearing on the Board's April 8<sup>th</sup> agenda:

16-2 Indigo Ranch Solar Project – Agricultural Preserve Case No. 1027, Conditional Use Permit No. 3693 – Fast Track Authorization No. 2013-008 – Applicant: Indigo Ranch Project LLC – Engineer/Representative Silverado Power – Fourth/Fourth Supervisorial District – Desert Center Area Plan – Location: northerly of Oasis Road, and westerly of Hwy 177.

County Counsel and the Planning Department are requesting that the above referenced agenda item be taken off calendar. The item will be re-noticed and advertised for a future public hearing date. Please do not delete 16-2 from the agenda because notices have been mailed and published referencing that date so interested individuals may appear at the Board meeting. Instead, please add the following to the agenda item: (DEPARTMENT REQUESTS ITEM BE TAKEN OFF CALENDAR. ITEM WILL BE RE-NOTICED AND ADVERTISED FOR A FUTURE PUBLIC HEARING).

Please let me know if you have any questions.

Thank you.

TNN/

Cc: Larry Ross, Principal Planner

04.08.2014

16-2

**Agenda Item No.:**  
**Area Plan: Desert Center**  
**Zoning Area: Chuckwalla**  
**Supervisory District: Fourth/Fourth**  
**Project Planner: Larry Ross**  
**Board of Supervisors: April 8, 2014**

**FAST TRACK AUTHORIZATION NO. 2013-08**  
**AGRICULTURAL PRESERVE CASE NO. 1027**  
**CONDITIONAL USE PERMIT NO. 3693**  
**Environmental Assessment No. 42580**  
**Applicant: Indigo Ranch Project, LLC**  
**Engineer/Representative: Silverado Power**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. In order for parcels to be removed from an Agricultural Preserve, the land owner must provide an alternative land use. The applicant proposes the alternative use of a 4.5 megawatt (MW) photovoltaic solar power plant for the 40.12 acres. Ordinance No. 509, the ordinance regulating agricultural preserves, lists which uses are allowed in an agricultural preserve, a solar power plant is not listed, therefore it qualifies for an alternative land use.

Conditional Use Permit No. 3693 is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes one offsite element, the installation of 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located northwest of the project site within the existing SCE easement.

The project is located northerly of Oasis Road, and westerly of Highway 177.

### **ISSUES OF POTENTIAL CONCERN:**

On December 18, 2013, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the subject two land conservation contracts based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2014-050.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval identified in Resolution No. 2014-050 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture: Agriculture (A:AG) (10 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, east, and west<br>Open Space: Rural (OS:RUR) (20 Acre Minimum) to the south |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture – 20 Acre Minimum (A-1-20)  |
| 4. Surrounding Zoning (Ex. #2):                | Light Agriculture – 20 Acre Minimum (A-1-20) to   |

- |                                   |  |
|-----------------------------------|--|
|                                   | the north, east, and west<br>Natural Assets (N-A) to the south |
| 5. Existing Land Use (Ex. #1):    | Vacant   |
| 6. Surrounding Land Use (Ex. #1): | Vacant   |
| 7. Project Data:                  | Total Acreage: 40.12   |
| 8. Environmental Concerns:        | See attached environmental assessment                          |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42580**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **AGRICULTURAL PRESERVE CASE NO. 1027**, a proposal to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 and cancel two separate land conservation contracts as depicted on Map No. 1027;

**ADOPTION** of **RESOLUTION NO. 2014-050**, approving Agricultural Preserve Case No. 1027, issuing Certificates of Tentative Cancellation and diminishing Chuckwalla Agricultural Preserve No. 2, Map No. 622; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3693**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) on the Desert Center Area Plan.
2. The project site is within the Chuckwalla Agricultural Preserve No. 2.
3. Pursuant to Government Code Section 51284.1, a copy of the complete Diminishment/Cancellation Application for Agricultural Preserve Case No. 1027 was submitted to the State Department of Conservation (SDC) on November 18, 2013.
4. The Solar Energy Resources policy LU 15.15 encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.
5. The project site is surrounded by properties which are designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, east, and west and Open Space: Rural (OS:RUR) (20 Acre Minimum) to the south.
6. The zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).

7. The proposed use, a solar power plant, is a permitted use, subject to approval of a conditional use permit, in the A-1-20 zone, in accordance with Section 13.1.c. (12) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11)
8. The proposed use, a solar power plant, is consistent with the development standards set forth in the A-1-20 zone.
9. The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum (A-1-20) to the north, east, and west and Natural Assets (N-A) to the south.
10. The Chuckwalla Valley Raceway and Desert Center Airport are approximately 2 miles from the project site.
11. Airport Land Use Commission cleared the project through their response letter dated April 2, 2013.
12. No uses have been constructed and are operating in the project vicinity, the surround area is vacant.
13. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
14. Environmental Assessment No. 42580 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hydrology / Water Quality

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (A:AG) (10 Acre Minimum) Land Use Designation, the Solar Energy Resources Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – 20 Acre Minimum (A-1-20) 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 clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A County Service Area;
  - c. An Airport Influence Area;
  - d. A city sphere of influence;
  - e. A High Fire area; or,
  - f. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. Area of Flooding Sensitivity;
  - b. An area susceptible to subsidence;
  - c. An area with moderate liquefaction potential;
  - d. Chuckwalla #2 Agricultural Preserve; and,
  - a. The boundaries of the Desert Center Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 808-240-007 and 808-240-010.

LR:lr

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

Date Prepared: 10/18/13

Date Revised: 03/10/14

**RESOLUTION NO. 2014-050**  
**APPROVING AGRICULTURAL PRESERVE CASE NO. 1027,**  
**ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**  
**DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 2, MAP NO. 622**  
**(Government Code Section 51283.4)**

**WHEREAS**, two (2) contracts were executed pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within Chuckwalla Agricultural Preserve No. 2; and,

**WHEREAS**, Riverside Jojoba Inc. entered into one such land conservation contract dated January 1, 1987, with the County of Riverside for land that is currently identified as Assessor's Parcel No. ("APN") 808-240-010-5 (the "RJI Property"), which was recorded on March 9, 1987, as Instrument No. 87-64237, in the Office of the County Recorder of Riverside County, California (the "RJI Land Conservation Contract"); and,

**WHEREAS**, Jojoba Plantation Investors, Ltd. 80-5 entered into the second such land conservation contract dated January 1, 1987, with the County of Riverside for land that is currently identified as APN 808-240-007-3 (the "JPI Property" and, together with the RJI Property, the "Property"), which was recorded on March 9, 1987, as Instrument No. 87-64239, in the Office of the County Recorder of Riverside County, California (the "JPI Land Conservation Contract" and, together with the RJI Land Conservation Contract, the "Land Conservation Contract"); and,

**WHEREAS**, the Property is described in Exhibit A, attached hereto and incorporated herein by reference, entitled "**CHUCKWALLA AGRICULTURAL PRESERVE NO. 2 CANCELLATION (AG01027)**" (the "Property Description"), and,

**WHEREAS**, Indigo Ranch Project, LLC, on behalf of Riverside Jojoba, Inc., the current owner of the RJI Property, filed a Notice of Nonrenewal on June 25, 2013, which notice was recorded on November 7, 2013, as instrument No. 2013-0531892, in the Office of the County Recorder of Riverside County, California; and

**WHEREAS**, Indigo Ranch Project, LLC, on behalf of John Stephen Draskovich and Todd Culver Draskovich (together, "Draskovich"), the current owners of the JPI Property, filed a Notice of

BY: MICHELLE [Signature] DATE: 3/12/14

1 Nonrenewal on June 25, 2013, which notice was recorded on November 7, 2013, as instrument No. 2013-  
2 0531892, in the Office of the County Recorder of Riverside County, California; and

3 **WHEREAS**, Indigo Ranch Project, LLC, on behalf of Riverside Jojoba, Inc., also petitioned to  
4 cancel the Land Conservation Contract as it applies to the RJI Property, as depicted on the Property  
5 Description, and to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 by removing said RJI  
6 Property from the boundaries of said agricultural preserve; and

7 **WHEREAS**, Indigo Ranch Project, LLC, on behalf of Draskovich, also petitioned to cancel the  
8 Land Conservation Contract as it applies to the JPI Property, as depicted on the Property Description, and  
9 to diminish Chuckwalla Agricultural Preserve No. 2, Map No. 622 by removing said JPI Property from  
10 the boundaries of said agricultural preserve; and

11 **WHEREAS**, the total gross acreage of the Property is 40.12 acres; and

12 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and the  
13 Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)  
14 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental  
15 Assessment No. 42580; and,

16 **WHEREAS**, Indigo Ranch Project LLC has proposed, if the cancellation is approved, that the  
17 land will be used for the following alternative use: a solar photovoltaic generating facility with a net  
18 generating capacity of up to 4.5 megawatts alternating current (MWac) (the "Project"); and,

19 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4  
20 of the Government Code, has been determined and certified by the Board of Supervisors to be \$15,000.00  
21 (\$7,500 for the RJI Property and \$7,500 for the JPI Property); and,

22 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
23 Supervisors on April 8, 2014.

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
25 of the County of Riverside, State of California, in regular session assembled on April 8, 2014, that:

- 26 1. The above recitals are incorporated herein by this reference.
- 27 2. The subject parcels affected by the proposed diminishment are included under the Land  
28 Conservation Contract.
3. Pursuant to the Notices of Nonrenewal submitted on June 25, 2013, the RJI Land Conservation  
Contract and the JBI Land Conservation Contract on the 40.12 acres will expire on January 1,  
2023 (GC 51245 and R&T Code 426(c)).

- 1 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of  
2 \$15,000.00 (\$7,500 for the RJI Property and \$7,500 for the JPI Property).
- 3 5. The vacant 40.12 gross-acre portion of the 578.78 gross-acres subject to the Land  
4 Conservation Contract is located northerly of Belsby Avenue, easterly of Melon Street,  
5 westerly of Plantation Street, and southerly of Investor Avenue, in the Desert Center area of  
6 eastern Riverside County.
- 7 6. According to the Natural Resource Conservation Service, the Soils Capability Classification as  
8 indicated in the USDA Soil Survey for Riverside County indicates that the site is one hundred  
9 (100) percent within Class III, IV, and VI.
- 10 7. A Conditional Use Permit (CUP No. 3693) is being processed with this Agricultural Preserve  
11 case and constitutes the proposed alternative land use for the 40.12 gross acres area that is the  
12 subject of this diminishment and cancellation. The proposed alternative land use is consistent  
13 with the Riverside County General Plan, as described in more detail below.

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

- 15 1. The cancellation is for land on which a Notice of Nonrenewal has been served.
- 16 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as  
17 the Project will not affect the ability to use adjacent lands for agriculture. The cancellation will  
18 only remove 40.12 gross acres, leaving 538.66 gross acres in the Agricultural Preserve,  
19 ensuring the viability for long-term continued agricultural production on a substantial portion  
20 of the adjacent agricultural preserve.
- 21 3. The cancellation is for an alternative use that is consistent with the applicable provisions of the  
22 Riverside County General Plan. Specifically, the Project directly implements the General Plan  
23 policy to permit and encourage, in an environmentally and fiscally responsible manner, the  
24 development of renewable energy resources and related infrastructure, including but not  
25 limited to, the development of solar power plants in the County of Riverside. The Project  
26 directly implements this policy and thus is consistent with the General Plan.
- 27 4. Additionally, California's Legislature has expressed its interest in renewable energies by  
28 enacting legislation meant to reduce greenhouse gas emissions. The Project will help achieve  
the goal of increased renewable energy by directly generating solar electricity through the use  
of solar photovoltaic panels, which is a renewable energy source. Additionally, once



1 operational, the Project would offset greenhouse gas emissions that would have resulted from  
2 producing an equivalent amount of electricity utilizing generators powered by fossil fuels.

- 3 5. The cancellation will not result in discontinuous patterns of urban development because the  
4 existing General Plan and zoning designations for the subject site and the surrounding parcels  
5 limit commercial and residential development and therefore provide a buffer for the subject  
6 site and the surrounding parcels from urbanization. Those surrounding parcels that also fall  
7 within existing Agricultural Preserves have an added buffer against urbanization that will  
8 require the review and approval of the appropriate Planning Department applications prior to  
9 any development. Furthermore, the Project would be located on land that is appropriate for  
10 solar generating facilities because the land is flat, is previously disturbed, does not contain  
11 significant biological or cultural resources that would be adversely affected, is adjacent to an  
12 existing electricity distribution line and is not conducive to alternative development or urban  
13 development.
- 14 6. There is also no other nearby parcel that is not subject to a land conservation contract and that  
15 is both available and suitable for the Project. The Project is located on disturbed and fallow  
16 agricultural land that is bound to the north, east, and west by properties that are also fallow and  
17 encumbered by the Agricultural Preserve. Bureau of Land Management land is adjacent to the  
18 south of the project site and is undisturbed in nature with potential habitat for biological  
19 resources. Land in the surrounding area was evaluated for transmission capacity,  
20 environmental resources and land use impacts. The Project site was selected for solar  
21 development because it utilizes disturbed land with no impact to biological or cultural  
22 resources and is adjacent to an existing Southern California Edison (SCE) power line that has  
23 the capacity for interconnection. As a result, there is no non-contracted land which is both  
24 available and suitable for the Project based on available transmission capacity, environmental  
25 resources and land use impacts.
- 26 7. Therefore, based on the above, the public's interest in renewable energy substantially  
27 outweighs the purpose of the Williamson Act and there is no proximate, noncontracted  
28 alternative land available and suitable for the proposed Project.
8. Diminishing Agricultural Preserve No. 2 by removing 40.12 gross acres will not have a  
significant adverse effect upon the environment and a Mitigated Negative Declaration for

1 Environmental Assessment No. 42580 is adopted based on the findings incorporated in the  
2 initial study.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
4 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the RJI  
5 Property as outlined in Government Code Section 51283.4:

- 6 1. The cancellation fee of \$7,500.00 shall be paid; and,
- 7 2. All conditions necessary for the County to issue grading permits for any portion of CUP No.  
8 3693 shall have been met; and,
- 9 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
10 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
11 RJI Land Conservation Contract. Within 30 days of receipt of such notice, and upon  
12 determination that the conditions and contingencies have been satisfied, the Board of  
13 Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with  
14 respect to the RJI Land Conservation Contract.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
16 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the JPI  
17 Land Conservation Contract as outlined in Government Code Section 51283.4:

- 18 1. The cancellation fee of \$7,500.00 shall be paid; and,
- 19 2. All conditions necessary for the County to issue grading permits for any portion of CUP No.  
20 3693 shall have been met; and,
- 21 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
22 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
23 JPI Property. Within 30 days of receipt of such notice, and upon determination that the  
24 conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be  
25 executed and recorded a Certificate of Final Cancellation with respect to the JPI Land  
26 Conservation Contract.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall  
28 file and record copies of this resolution and the Property Description, in the Office of the County  
Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of  
the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County; and that  
upon fulfillment of all of the conditions with respect to both the RJI Land Conservation Contract and the

1 JPI Land Conservation Contract, the landowners will be entitled to a Certificate of Final Cancellation that  
2 provides as follows:

- 3 1. Chuckwalla Agricultural Preserve No. 2, Map No. 622 adopted on February 24, 1987, will be  
4 amended by deleting therefrom the area shown and described on the Property Description, said  
5 Property Description being on file in the Office of the Clerk of the Board.
- 6 2. The RJI Land Conservation Contract and the JPI Land Conservation Contract will each be  
7 canceled to the extent said contracts apply to land referenced in the petitions for cancellation  
8 of the aforementioned property owners, thereby removing from the effect of said contracts the  
9 real property in the County of Riverside, State of California, described in the Property  
10 Description.

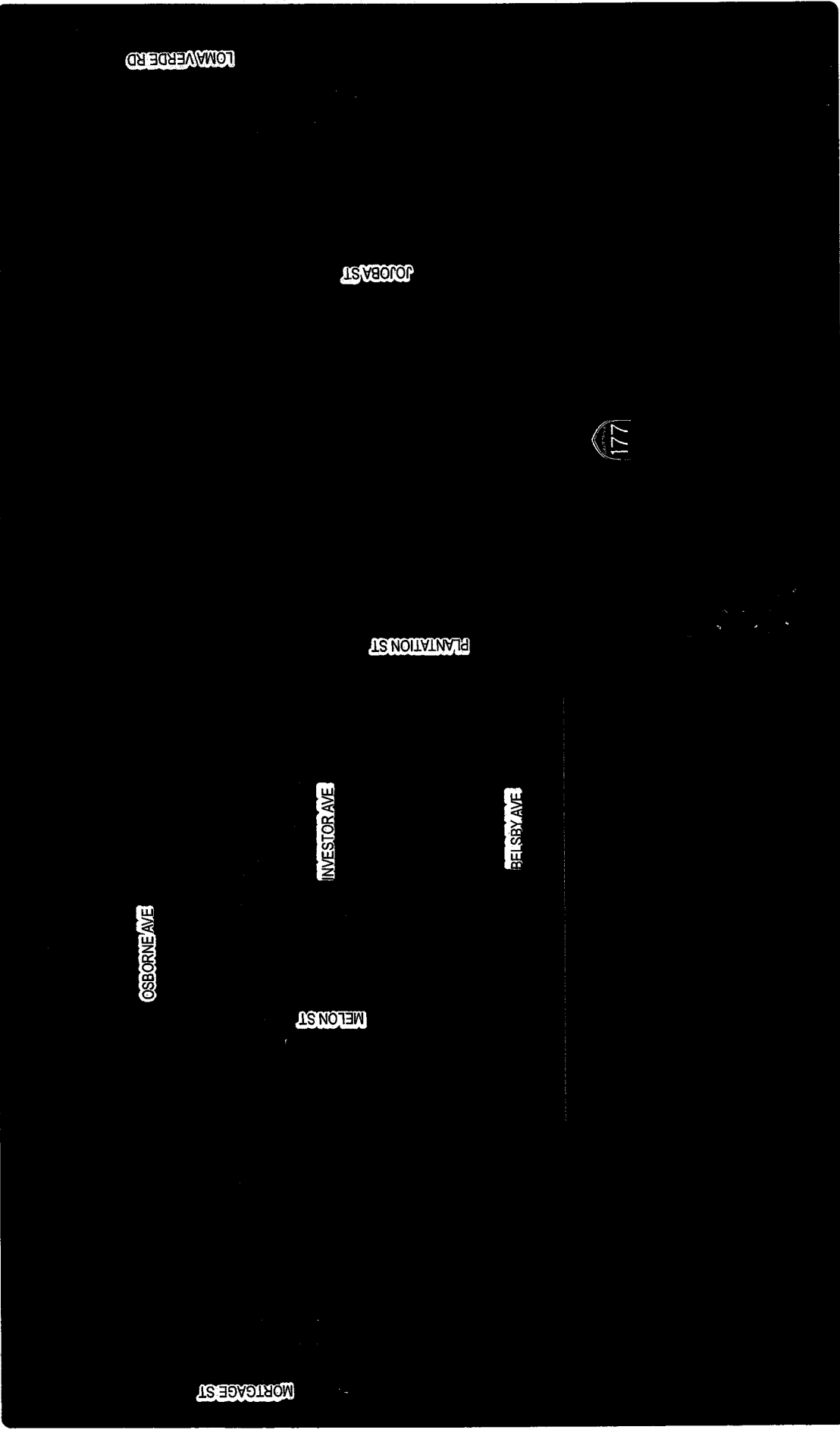
11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the  
12 cancellation fee of \$7,500 for the RJI Property or the cancellation fee of \$7,500 for the JPI Property is not  
13 paid within one year following the recordation of this Certificate of Tentative Cancellation, that portion of  
14 the fee shall be recomputed pursuant to Government Code Section 5.1283.4 (a), and the applicable  
15 landowner shall be required to pay the applicable portion of the recomputed fee as a condition to issuance  
16 of a Certificate of Final Cancellation of the Land Conservation Contract.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
18 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
19 if the Board finds that such amendment is consistent with the findings made pursuant to Government  
20 Code Section 51282.  
21  
22  
23  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07692 PM35849**  
**VICINITY/POLICY AREAS**

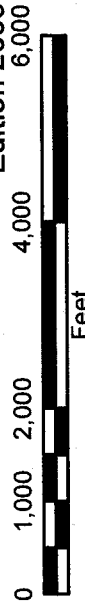
Supervisor Stone  
District 3

Date Drawn: 10/24/13  
Vicinity Map



**Zoning Area: Rancho California**  
**Township/Range: T7SR2W**  
**Section: 27**

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.lmsa.co.riverside.ca.us/index.html>.



Assessors Bk. Pg. 943-14  
Thomas Bros. Pg. 959 G1  
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT

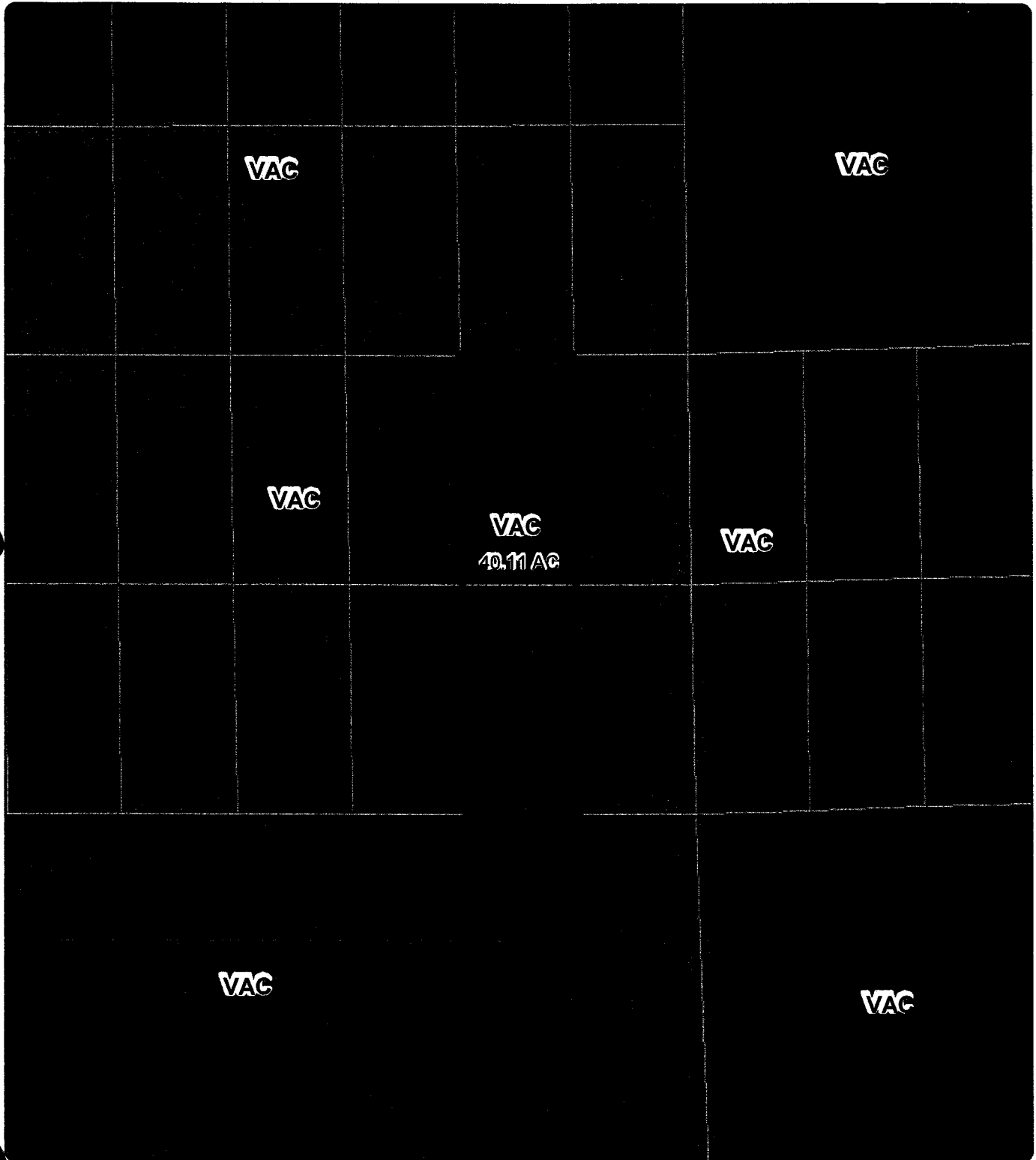
CUP03693 AG01027

Supervisor Benoit  
District 4

Date Drawn: 03/06/2014

LAND USE

Exhibit 1



Zoning Area: Chuckwalla  
Township/Range: T5SR15E  
Section: 1



Assessors Bk. Pg. 808-240  
Thomas Bros. Pg. 5421 B4  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

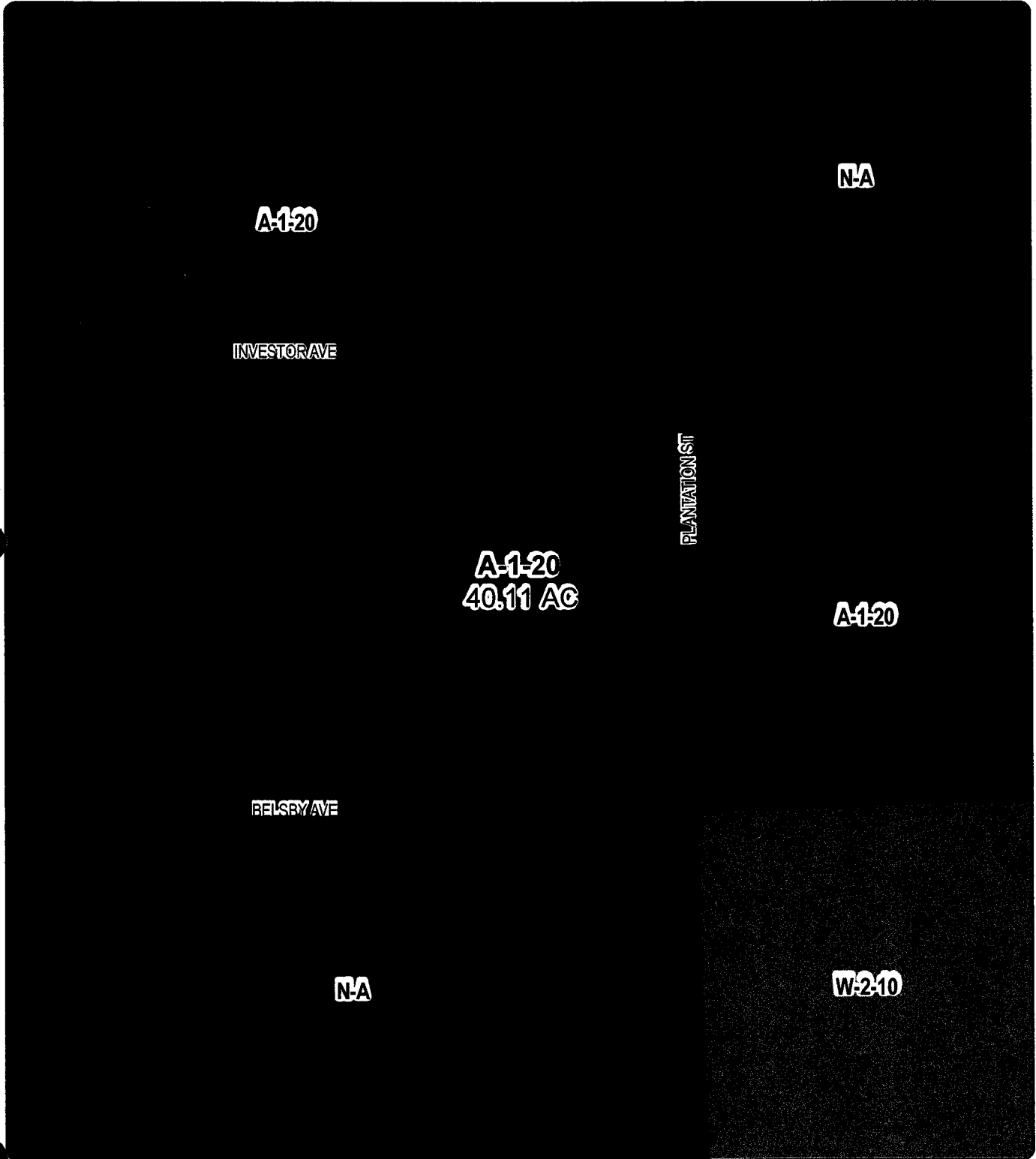
CUP03693 AG01027

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 03/06/2014

Exhibit 2



Zoning Area: Chuckwalla  
Township/Range: T5SR15E  
Section: 1



Assessors Bk. Pg. 808-240  
Thomas Bros. Pg. 5421 B4  
Edition 2011

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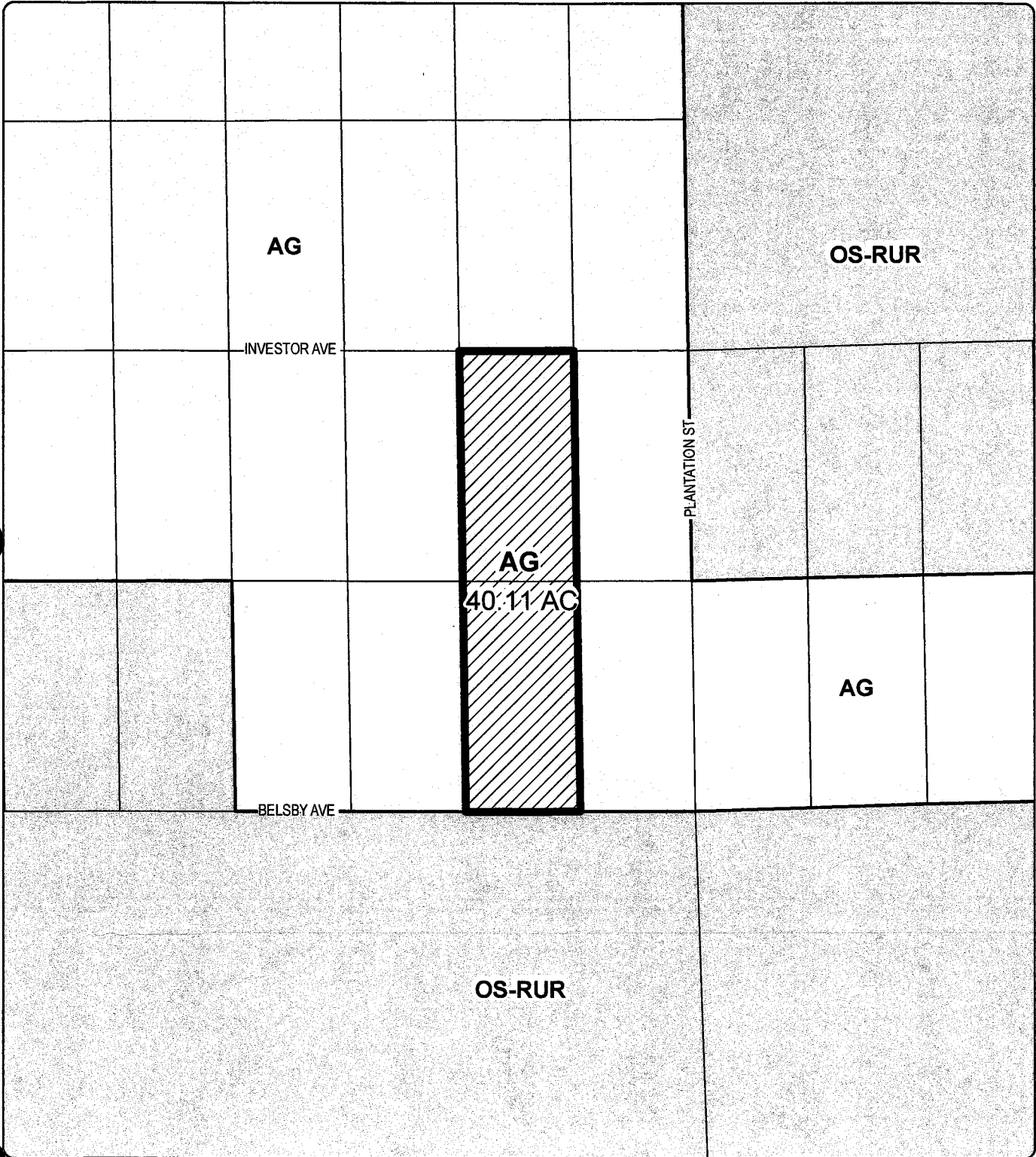
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03693 AG01027

EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 03/06/2014  
Exhibit 5



Zoning Area: Chuckwalla  
Township/Range: T5SR15E  
Section: 1



Assessors Bk. Pg. 808-240  
Thomas Bros. Pg. 5421 B4  
Edition 2011



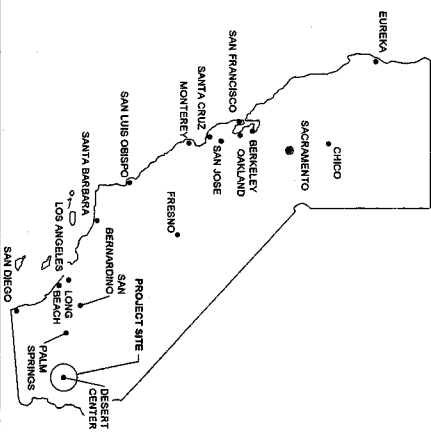
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# INDIGO RANCH

33°45'42.53"N, 115°21'53.72"W

## SOLAR ELECTRIC SYSTEM PROJECT 4.5 MW AC

**PROJECT LOCATION:**



**PROJECT SCOPE:**

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

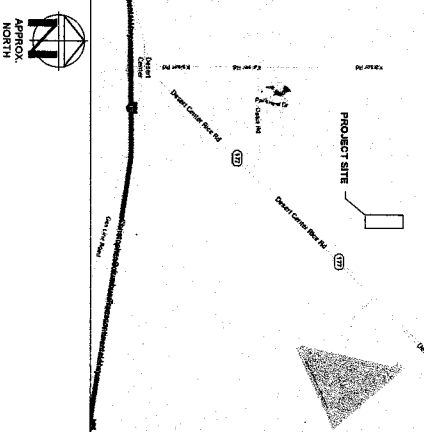
**DRAWING INDEX:**

DWG. #	DESCRIPTION
WG-001	TITLE SHEET
C-002	LAND USE AND ZONING PLAN
C-010	EXISTING SITE PLAN
C-012	GRADING AND DRAINAGE PLAN
C-001	SITE ENTRANCE PLAN
W-111	ARRAY PLAN
W-401	EQUIPMENT PLAN AND ELEVATIONS
W-402	INVERTER & TRANSFORMER EQUIPMENT PAD PLAN AND ELEVATION
W-403	SCE EQUIPMENT PLAN AND ELEVATION
S-201	FENCE DETAILS

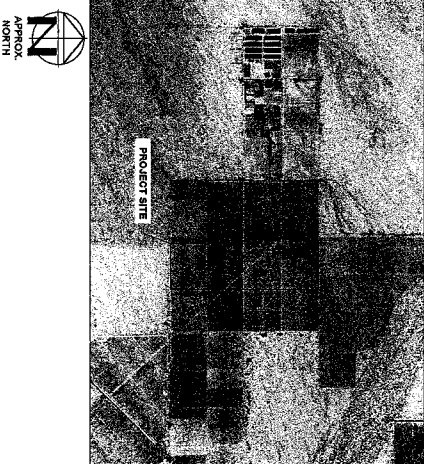
**PERMITTING/PLANNING NOTES:**

- THIS PV SYSTEM INSTALLATION IS SUBJECT TO INSPECTION BY THE CITY BUILDING OFFICIALS, CALIFORNIA SOLAR, BLUE OAK PROJECT.
- THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODE VERSIONS:
  - 2010 CA BUILDING CODE
  - 2010 CA ELECTRICAL CODE
  - SEE BOD FOR ALL OTHERS

**STREET MAP:**



**AERIAL VIEW:**



**PROJECT TEAM:**

**APPLICANT**  
 CANADIAN SOLAR  
 2000 CENTRAL EXPRESSWAY, STE 125  
 SAN RAMON, CA 94683  
 CONTACT: ANTONIO RODRIGUEZ  
 TEL: (925) 988-7788 EXT. 4917  
 WWW.CANADIANSolar.COM

**DESIGNER**  
 SILVERADO POWER  
 2000 CENTRAL EXPRESSWAY, STE 410  
 SAN FRANCISCO, CA 94111  
 CONTACT: GABRIEL BEAN  
 TEL: (415) 882-7740

**DESIGN ENGINEERING FIRM**  
 BLUE OAK ENERGY  
 1580 DREW AVENUE  
 DAVIS, CA 95618  
 CONTACT: GARCIA, PE  
 TEL: (925) 747-2025

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**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9/27/13	ISSUED FOR PERMITTING

**BLUE OAK ENERGY**  
 1580 DREW AVENUE, DAVIS, CA 95618  
 WWW.BLUEOAKENERGY.COM - PHONE: (925) 747-2025

**CanadiansSolar**

**INDIGO RANCH**  
 33°45'42.53"N, 115°21'53.72"W  
 DESERT CENTER, CA 92328

**TITLE SHEET**

**DRAWING NO. WG-001**



**LAND USE AND ZONING PLAN**



NORTH

SCALE: 1"=50'

APN: 809-250-006  
**LAND USE DESIGNATION:**  
 AGRICULTURAL - AG  
**ZONING:**  
 A-1-20

APN: 806-250-007  
**LAND USE DESIGNATION:**  
 AGRICULTURAL - AG  
**ZONING:**  
 A-1-20

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

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

APN: 806-240-010-5  
**LAND USE DESIGNATION:**  
 AGRICULTURAL - AG  
**ZONING:**  
 A-1-20

APN: 809-240-009  
**LAND USE DESIGNATION:**  
 AGRICULTURAL - AG  
**ZONING:**  
 A-1-20

APN: 809-240-006  
**LAND USE DESIGNATION:**  
 AGRICULTURAL - AG  
**ZONING:**  
 A-1-20

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

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

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

INVESTOR AVENUE

BELSBY AVENUE

**INDIGO RANCH**  
 33749237N, 118770377W  
 BUREST CANYON, CA 92520

**PROJECT NO:** C-002

**PROJECT NAME:** LAND USE AND ZONING PLAN

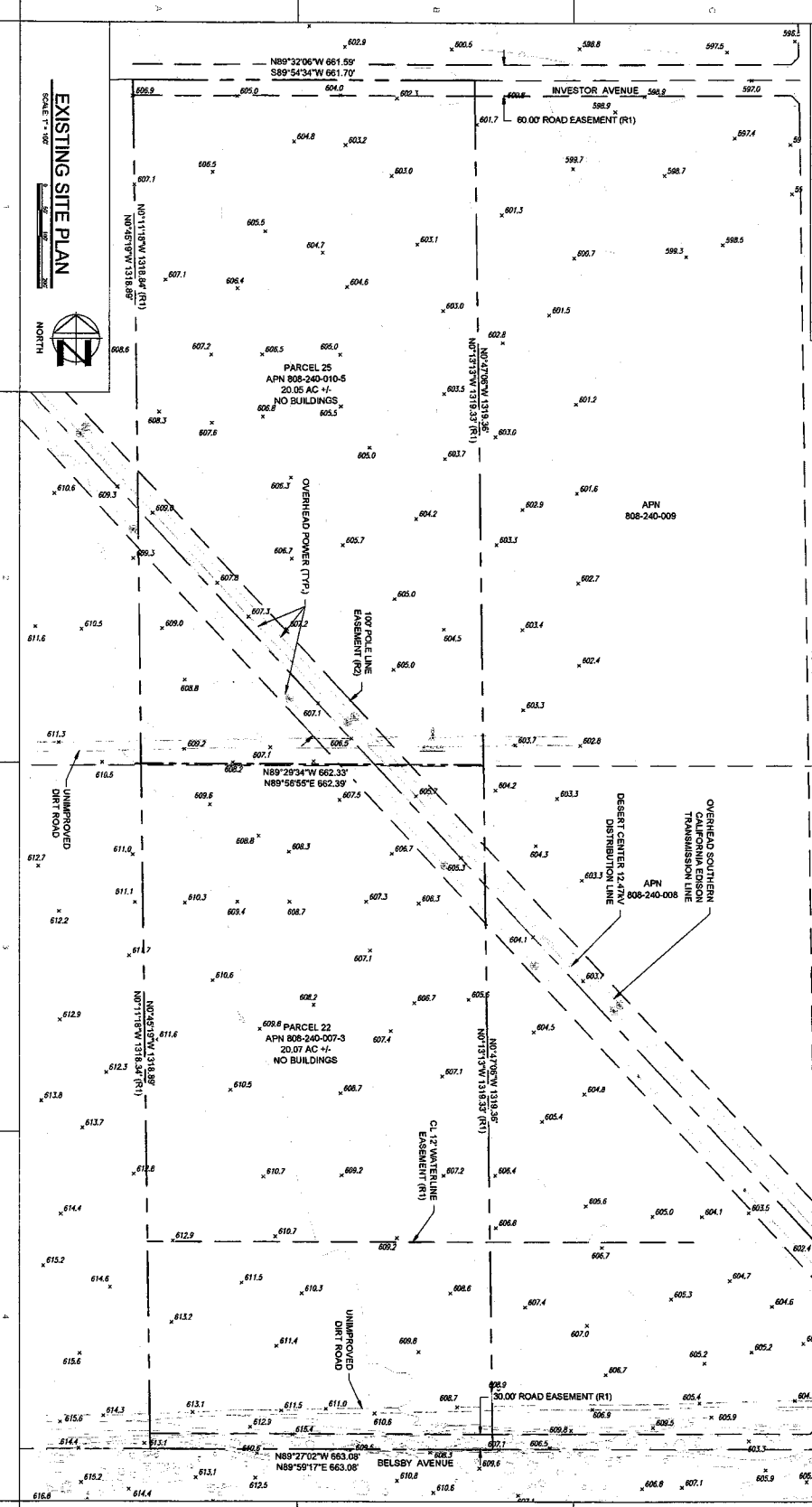
**CanadiansSolar**

**BLUE OAK ENERGY**  
 1580 Dewey Avenue, Davis, CA 95618  
 www.blueoakenergy.com • Phone: 530.747.2025

NO.	DATE	DESCRIPTION	BY
1	08/11/2025	FOR REVIEW, SET DATE	JP
2	08/11/2025	REVISIONS	JP
3	08/11/2025	REVISIONS	JP
4	08/11/2025	REVISIONS	JP
5	08/11/2025	REVISIONS	JP
6	08/11/2025	REVISIONS	JP
7	08/11/2025	REVISIONS	JP
8	08/11/2025	REVISIONS	JP
9	08/11/2025	REVISIONS	JP
10	08/11/2025	REVISIONS	JP

**CASE: CUP0003, AMB 31**  
**EXHIBIT: A (SHEETS 1-8)**  
 PLANNING DEPARTMENT  
 PLANNING DEPARTMENT

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**EXISTING SITE PLAN**  
SCALE: 1"=40'



NORTH

INDIGO RANCH  
374540 029N 14479151 270W  
DESERT CENTER, CA 92329

EXISTING SITE PLAN  
C-101

**Canadiansolar**  
1560 Dew Avenue, Davis, CA 95615  
www.canadiansolar.com Phone: 530.747.2025

**BLUE OAK ENERGY**  
708 ARIZONA, LOS ANGELES, CA 90001  
PROJECT # C-101-001 SHEET 5th OF 5th  
DATE 9/2/13  
DRAWN BY: [Signature] CHECKED BY: [Signature]  
DATE 9/2/13

**CASE C1702883, AMO # 14479151**  
EXAMINER: [Signature]  
PLANNER: L. ROSS

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**LEGAL DESCRIPTIONS**

APN 808-240-010-5  
PARCEL 25 OF PARCEL MAP NO. 18128 AS SHOWN BY MAP OF FILE IN BOOK 98, PAGES 78 THROUGH 80, INCLUSIVE, OF PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APN 808-240-010-5  
APN 808-240-007-3  
PARCEL 22 OF PARCEL MAP NO. 18128 AS SHOWN BY MAP OF FILE IN BOOK 98, PAGES 78 THROUGH 80, INCLUSIVE, OF PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APN 808-240-007-3

**SUMMARY OF SURVEY RELATED INFORMATION:**

1. ELECTRIC EASEMENT, 2126 O.R. 595, SHOWN HEREIN.
2. WATER EASEMENT, 96 PM 76, SHOWN HEREIN.
3. ROAD EASEMENT, 96 PM 76, SHOWN HEREIN.
4. WATER EASEMENT, INS. 82-49894, EXACT LOCATION NOT DESCRIBED.
5. ELECTRIC EASEMENT, 2126 O.R. 595, SHOWN HEREIN.
6. WATER EASEMENT, 96 PM 76, EXACT LOCATION NOT DESCRIBED.
7. ROAD EASEMENT, INS. 82-49894, EXACT LOCATION NOT DESCRIBED.

**NOTES**

1. THIS SURVEY IS BASED ON A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, TITLE NO. NCS-34087 DATED, JUNE 13, 2013 FOR PARCEL 22 AND NCS-892634, DATED, JUNE 13, 2013 FOR PARCEL 25. THE MASS OF BEARINGS OF THIS SURVEY ARE BASED ON GPS NORTH. UNDERGROUND UTILITIES ARE LOCATED BY SURFACE OBSERVATION. EXCAVATION IS NECESSARY TO DETERMINE ACTUAL LOCATIONS. RESOURCES AWARENESS FLOODPLAIN AND DEPARTMENT OF WATER RESOURCES REPRESENTATION OF WARRANTY IS MADE HEREIN IN REGARD TO COMPLIANCE WITH ZONING REGULATIONS OR ADEQUACY OF UTILITY CONDITIONS WERE NOT EXAMINED.
2. THERE ARE NO BUILDINGS ON SITE AND NO ADDRESSES WERE OBSERVED.
3. THE AERIAL TOPOGRAPHY IS DATED JULY 10, 2013 AND WAS PROVIDED BY THE AERIAL PHOTOGRAPHY UNIT, RIVERSIDE COUNTY.
4. THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED.

**OWNERS**

PARCEL 22  
THOMAS BROTHERS AGRICULTURAL CENTER  
168 FEET SOUTHWEST OF LIGHT TOWER  
(95) 384-6181  
PARCEL 25  
THOMAS BROTHERS AGRICULTURAL CENTER  
168 FEET SOUTHWEST OF LIGHT TOWER  
(95) 384-6181  
OKMOK BEACH, CA 92714  
AREA  
PARCEL 25 20.07 AC +/-  
PARCEL 22 20.07 AC +/-  
ZONING  
A-1-29

**BENCHMARK**

THE BENCH CONTROL MONUMENT H 1751 A190 AND GS STEEL POST LOCATED ON THE SOUTHWEST CORNER OF HWY 78 AND CENTER AIRPORT 168 FEET SOUTHWEST OF LIGHT TOWER HAVING AN ELEVATION OF 941.50 FEET.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS GPS NORTH. THE BEARING OF NORTH 87°54'47" EAST WAS ESTABLISHED BY GPS BETWEEN FOUND MONUMENTS SHOWN HEREIN. SITUATED IN SECTION 1, T.5S, R.19E, S.81M, BEING PARCELS 22 AND 25 OF PARCEL MAP NO. 18128, RIVERSIDE COUNTY, CALIFORNIA.

**LAND USE DESIGNATION**

AGRICULTURAL - AG  
THOMAS BROTHERS MAP  
SAN BERNARDINO & RIVERSIDE COUNTY 2008 EDITION  
COORDINATE: 96

**UTILITIES**

ELECTRICITY: SOUTHERN CALIFORNIA Edison (SCE)  
GAS, SEWER, WATER, TELEPHONE: NA

**SCHOOL DISTRICT**

DESERT CENTER UNITED SCHOOL DISTRICT

**LEGEND**

(R1) 96 PM 76-90  
(R2) 2126 O.R. 595  
FOUND MONUMENT AS NOTED  
POWER POLE  
EASEMENT LINE  
CENTERLINE  
LOT LINE

**NOTES:**

1. THIS EXISTING SITE PLAN IS BASED ON AN Aerial/ASGN LAND TITLE SURVEY CERTIFIED ON 07/25/2013.
2. ALL ADJACENT SITES ARE THE SAME ZONING AND LAND USE DESIGNATIONS AS THE PROPOSED SITE.



**GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 40'

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

**LEGEND**

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

**INDIGO RANCH**  
 33°46'42.55"N, 115°11'53.17"W  
 DESERT CENTER, CA 92329

**GRADING AND DRAINAGE PLAN**

**C-102**

**CanadianSolar**

PROJECT SITE

**BLUE OAK ENERGY**  
 1860 Deer Avenue, Davis, CA 95618  
 www.blueoakenergy.com • Phone: 530.727.2028

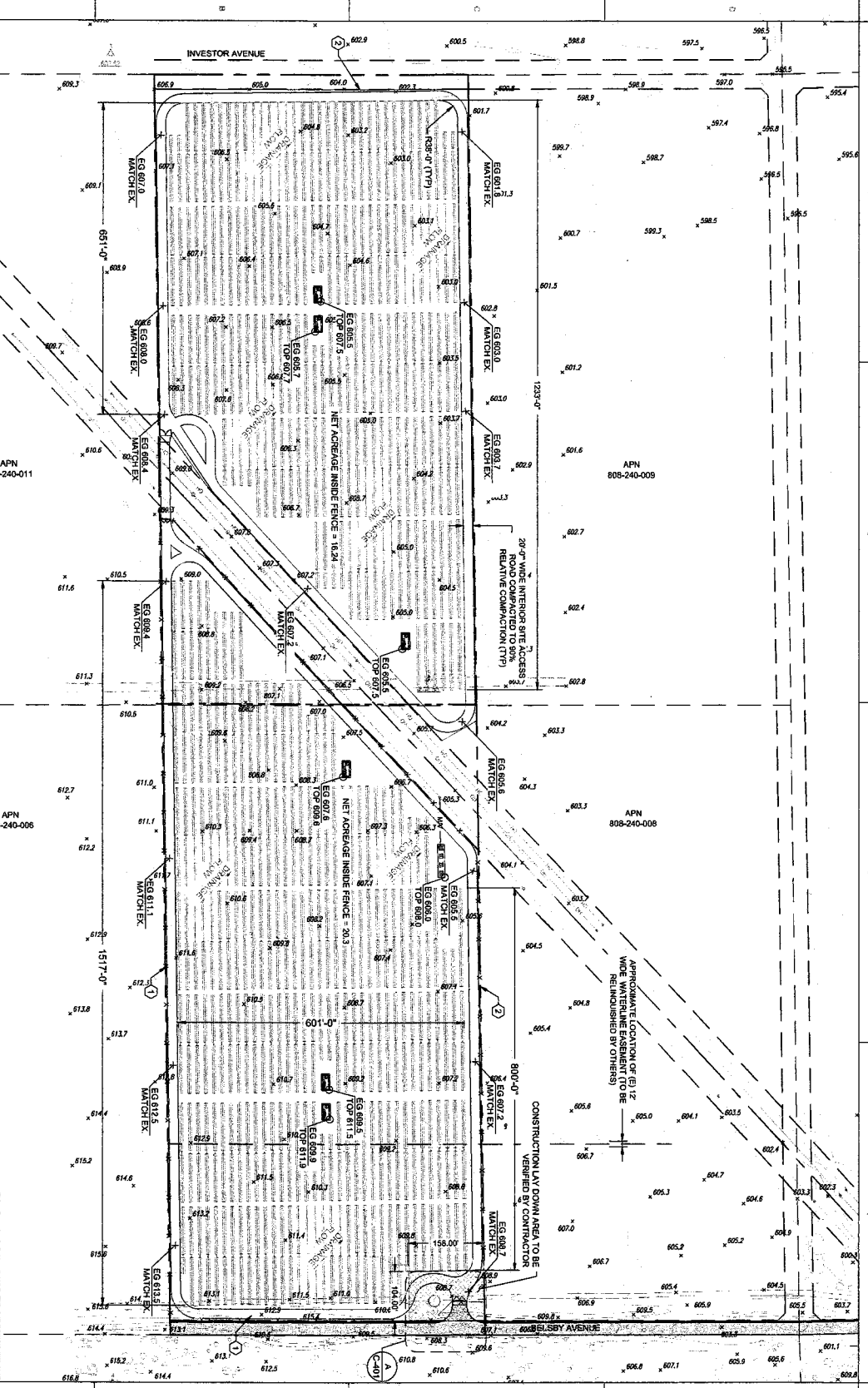
DATE	DESCRIPTION	BY	CHK
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08/11/2011	REVISED PER 311	PHL	SPR
08/11/2011	REVISED PER 311	PHL	SPR
08/11/2011	REVISED PER 311	PHL	SPR
08/11/2011	REVISED PER 311	PHL	SPR

**CASE CLOSURE, AND 41 EXHIBIT A (SHEET 1 OF 5) DATE: 9/17/13 PLANNER: T. CROSS**

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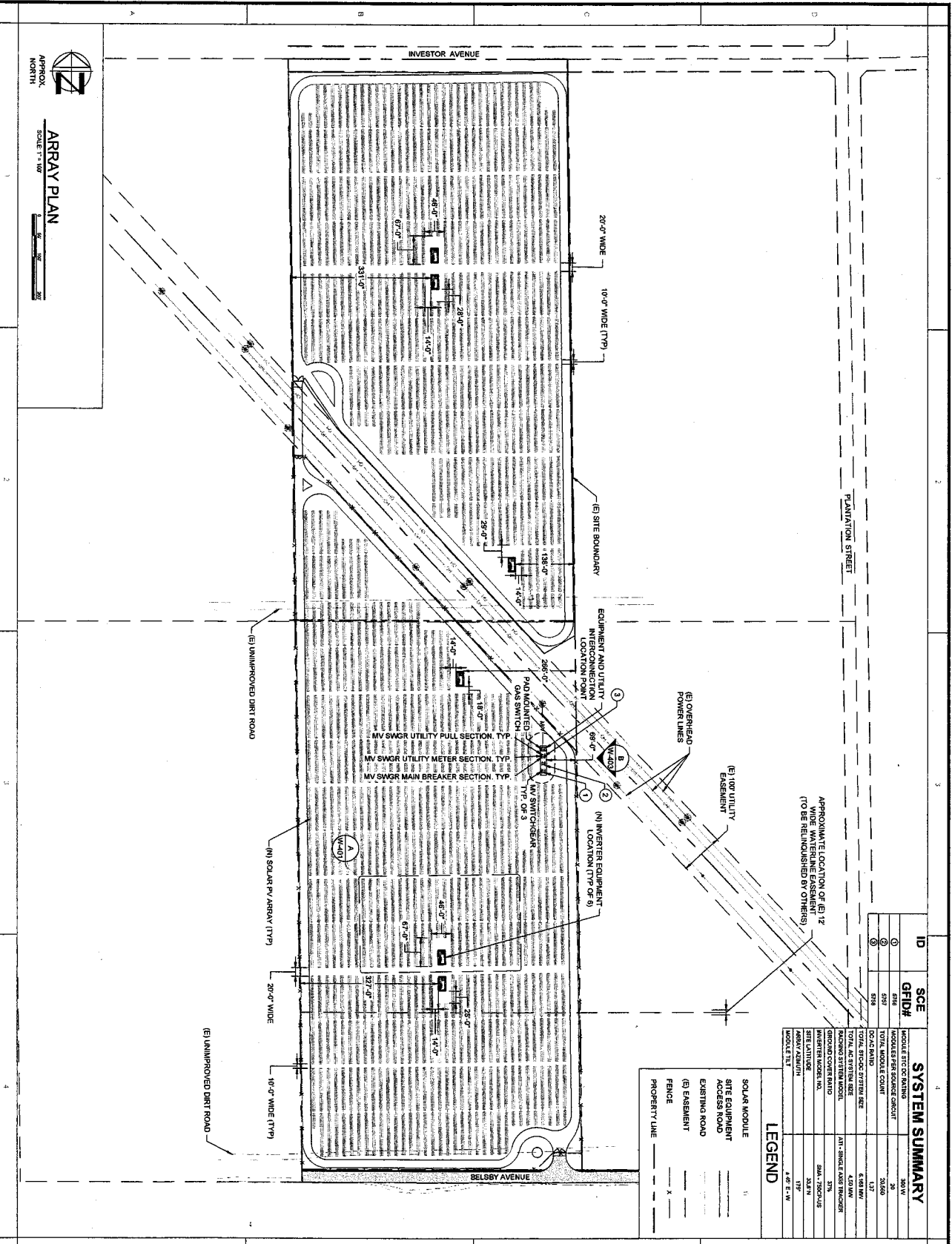
- NOTES:**
1. THE HISTORICAL DRAINAGE PATTERNS ARE TO REMAIN.
  2. NO CHANGE IN FINISHED GRADE IS PROPOSED. SOLAR ARRAYS ARE TO BE INSTALLED AT EXISTING GRADE.
  3. THE INTENT OF THE GRADES SHOWN ON THIS DRAWING IS TO MAINTAIN THE EXISTING GRADES AS MUCH AS POSSIBLE. THE PROPOSED MAINTENANCE ROAD IS TO MATCH THE EXISTING GRADES FOR A MINIMUM OF 24 INCHES ABOVE THE EXISTING GRADE. NOTIFY THE ENGINEER IMMEDIATELY.
  4. TOP REFERS TO TOP OF EQUIPMENT PAD ELEVATION.
  5. FENCE IS OFFSET 1' MIN. INSIDE OF THE SITE PROPERTY LINE AND RIGHT-OF-WAY EASEMENTS.
  6. ALL NEW ELECTRICAL EQUIPMENT STRUCTURES SHALL BE FLOOD PROTECTED MINIMUM OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND. ADDITIONAL ALL THE PAVES SHALL HAVE A MINIMUM OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND WHEN UPRIGHT TO ENSURE FLOWS ARE NOT RESTRICTED. SLOPE PROTECTION SHALL BE PROVIDED FOR STRUCTURES ON TALL.







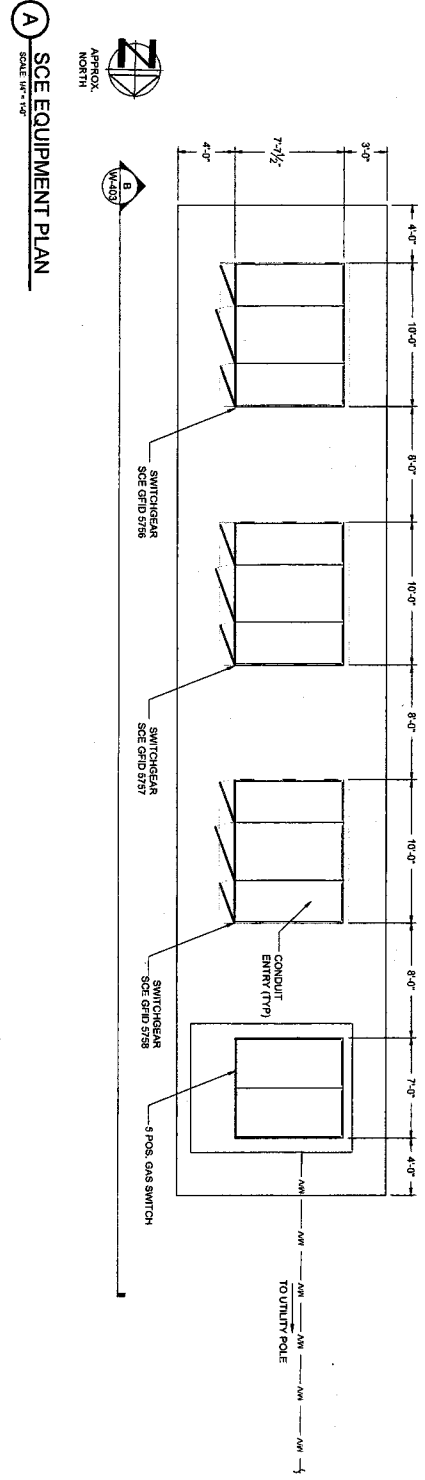
**ARRAY PLAN**  
SCALE: 1" = 100'



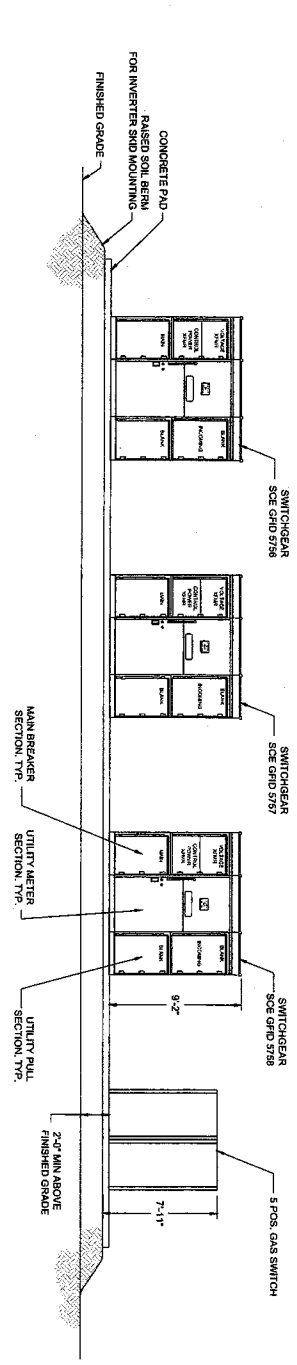
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**A** SCE EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"



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

NOTES:  
1. NONE.

KEYED NOTES:  
1. NONE.

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1580 DENV AVENUE, DENV, CA 95018  
www.blueoakenergy.com • Phone: 530.717.2025

**BLUE OAK ENERGY**

1580 DENV AVENUE, DENV, CA 95018  
DATE: 8/17/15  
DRAWN BY: J. S. ROSS  
CHECKED BY: J. S. ROSS  
PLANNER: L. ROSS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	8/17/15	J.S.R.
2	REVISED FOR SUBMITTAL	8/17/15	J.S.R.
3	ISSUED FOR PERMITTING	8/17/15	J.S.R.
4	REVISED FOR SUBMITTAL	8/17/15	J.S.R.
5	ISSUED FOR PERMITTING	8/17/15	J.S.R.
6	REVISED FOR SUBMITTAL	8/17/15	J.S.R.
7	ISSUED FOR PERMITTING	8/17/15	J.S.R.
8	REVISED FOR SUBMITTAL	8/17/15	J.S.R.
9	ISSUED FOR PERMITTING	8/17/15	J.S.R.
10	REVISED FOR SUBMITTAL	8/17/15	J.S.R.

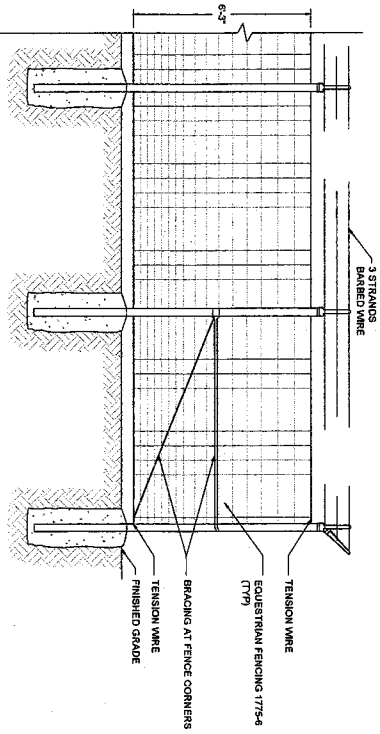
FOR INTERIM USE ONLY -  
DRAWN BY: J.S.R. CHECKED BY: J.S.R. DATE: 8/17/15  
PROJECT: INDIGO RANCH  
THE DATE: 8/17/15  
TIME: 1:35 PM

**CanadianSolar**

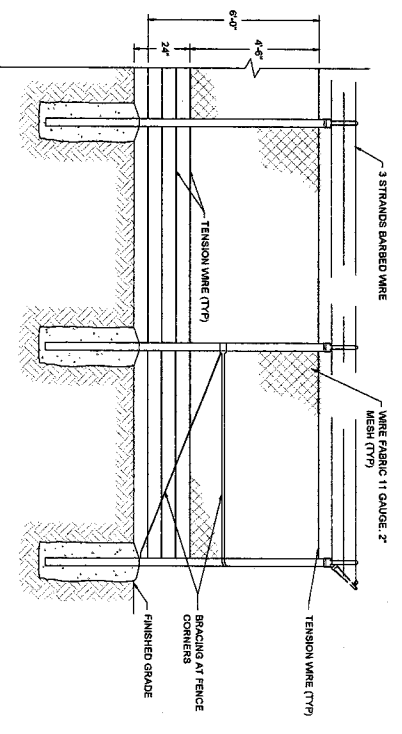
**INDIGO RANCH**  
1374626 STN. 11679193, 277W  
DESERT CENTER, CA 92229  
SCE EQUIPMENT PLAN  
AND ELEVATION

**W-403**

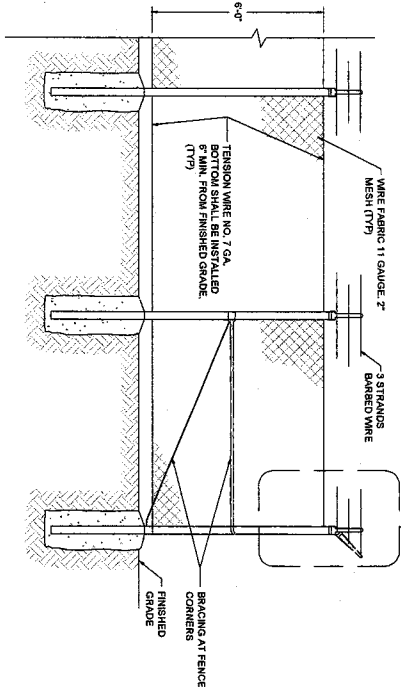
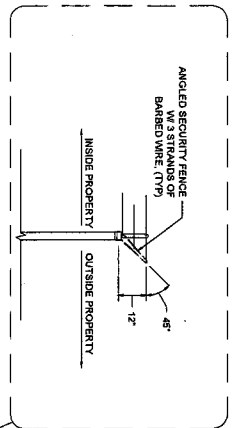




**A**  
NOTE:  
6'-3" HIGH EQUESTRIAN FENCING SUPPORTED WITH TENSION WIRE TOP AND BOTTOM (STARTING 6' FROM THE GROUND).  
**OPTION A - EQUESTRIAN FENCING FOR SOUTH & WEST SIDES**  
SCALE: 1/2"=1'-0"



**B**  
NOTE:  
OPTION B - CHAIN LINK FENCE WITH 24" OF TENSION WIRE BELOW NON-RESTRICTING STORM WATER FENCING FOR SOUTH & WEST SIDES  
SCALE: 1/2"=1'-0"



**C**  
SCALE: 1/2"=1'-0"  
**CHAIN LINK FENCE DETAIL FOR NORTH & EAST SIDES**  
NOTES:  
1. FENCING CONTRACTOR TO DESIGN AND INSTALL FENCE PER LOCAL REQUIREMENTS AND/OR SUGGESTED PRACTICE FOR ALL COMPONENTS NOT SPECIFICALLY CALLED OUT.  
2. WIRE FABRIC 11 GAUGE, 2" MESH.  
3. NO. 7 GA. TENSION WIRES (BOTTOM WIRE SHALL BE INSTALLED 6" FROM FINISHED GRADE).  
4. CLAMPED GATE HINGERS SHALL BE WELDED TO PREVENT SETTLEMENT AND SLIPAGE.  
5. THE MAIN SITE ENTRANCE SHALL HAVE A MANUAL OPERATED SWINGING GATE.  
6. SEE ELECTRICAL SHEETS FOR REQUIRED SIGNALS.

**CONFIDENTIALITY STATEMENT:**  
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CASE: C1702552, AND #1  
DATE: 9/2/13  
PLANNER: L. RICE

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	8/21/13	LR
2	FOR RECORD	9/2/13	LR
3	FOR CONSTRUCTION	9/2/13	LR
4	FOR RECORD	9/2/13	LR

DATE: 9/2/13  
BY: LR

**BLUE OAK ENERGY**  
1560 Deer Avenue, Davis, CA 95618  
www.blueoakenergy.com - Phone: 530.47.2028

**CanadianSolar**

**INDIGO RANCH**  
374692 25th, 1487153, 27th  
DESERT CENTER, CA 92528  
FENCE DETAILS  
**S-201**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42580  
**Project Case Type (s) and Number(s):** Agricultural Preserve Case No. 1027, Conditional Use Permit No. 3693  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Larry Ross  
**Telephone Number:** (951) 955-9294  
**Applicant's Name:** Indigo Ranch Project, LLC  
**Applicant's Address:** 2420 Camino Ramon, Suite 125, San Ramon, CA 94583  
**Engineer's Name:** Silverado Power  
**Engineer's Address:** 2 Embarcadero Center, Suite 410, San Francisco, CA 94111

### I. PROJECT INFORMATION

#### A. Project Description:

Agricultural Preserve Case No. 1027 proposes to diminish the Chuckwalla Agricultural Preserve No. 2 by 40.12 acres. In order for parcels to be removed from an Agricultural Preserve, the land owner must provide an alternative land use. The applicant proposes the alternative use of a 4.5 megawatt (MW) photovoltaic solar power plant for the 40.12 acres. Ordinance No. 509, the ordinance regulating agricultural preserves, lists which uses are allowed in an agricultural preserve, a solar power plant is not listed, therefore it qualifies for an alternative land use.

Conditional Use Permit No. 3693 is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation.

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

**C. Total Project Area:** 40.12 gross acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 40.12			

**D. Assessor's Parcel No(s):** 808-240-007 and 808-240-010

**E. Street References:** The project is located northerly of Oasis Road, and westerly of Highway 177

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 15 East, Section 1

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat; with elevations ranging from 604 feet to 612 feet above mean sea level. The project site was a previously disturbed agricultural land but is currently vacant. The project site is surrounded by lands that are currently vacant with sparse vegetation.

**I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

- 1. Land Use:** The proposed project meets the requirements of the Agriculture: Agriculture (A:AG) (10 Acre Minimum) general plan land use designation and the General Plan Policy LU 15.15. The proposal meets all other applicable land use policies.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The project proposes a solar power plant. There are no impacts to housing as a direct result of this project at this time.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Desert Center

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

**D. Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

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

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the north, east, and west and Open Space: Rural (OS:R) (20 Acre Minimum) to the south.

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture – 20 Acre Minimum (A-1-20)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum (A-1-20) to the north, east, and west and Natural Assets (N-A) to the south.

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**III. 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**

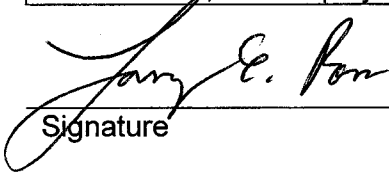
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

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

3-17-14

Date

Larry Ross, Project Planner  
Printed Name

For Juan C. Perez, Interim Planning Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.
- b) The proposed photovoltaic (PV) solar power plant has a low profile with the highest point of the panels in the solar field generally being less than 6 feet above the ground. The solar panels and the boundary fence would create a horizontal line on the landscape that would mimic the lines of the horizon and the agricultural fields in the area and at distance would not be readily perceptible because it would be low to the ground surface. In addition, the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation. As that this off site equipment will either be placed in current SCE easements or will be placed on existing SCE equipment it will be indistinguishable visually from SCE's current facilities, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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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)

Findings of Fact:

a) According to GIS database, the project site is located 90.80 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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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:

a) The proposed project nighttime lighting during construction would be limited and temporary. During operation, nighttime lighting would be restricted to security lighting purposes and would not result in substantial light released from the site. During daytime, the photovoltaic (PV) panels would not result in substantial glare. PV panels are designed to absorb as much light as possible as they convert sunlight directly to energy and are made with low-glare materials. The project is conditioned for any outside lighting to be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. (COA 10.PLANNING.9) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

b) There are no residences in the project area. Therefore the proposed project will not affect residential structures or expose them to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**AGRICULTURE & FOREST RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur.
- b) The proposed use, a solar power plant, is a permitted use, subject to approval of a conditional use permit, in the Light Agriculture – 20 Acre Minimum (A-1-20) zone, in accordance with Section 13.1.c. (12) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11); therefore, the project will not conflict with existing zoning. Agricultural Preserve Case No. 1027 was submitted requesting cancellation of the affected contracts and diminishment of 40.12 acres from Chuckwalla Agricultural Preserve No. 2. The cancellation will only remove 40.12 gross acres, leaving 538.66 gross acres in the Agricultural Preserve, ensuring the viability for long-term continued agricultural production on a substantial portion of the adjacent agricultural preserve. A diminishment would allow a solar power plant on 40.12 acres of land that would otherwise be prohibited in an agricultural preserve formed pursuant to the Williamson Act. The tentative cancellation of the affected contracts and diminishment of 40.12 acres from the boundaries of the agricultural preserve is proposed to be completed prior to the issuance of grading permits. The impact is considered less than significant.
- c) According to GIS database, the project is located within 300 feet of property which is zoned primarily for agricultural purposes. Although the proposed project may cause development of non-agricultural uses within 300 feet of agriculturally zoned property, these uses are permitted in the Light Agriculture – 20 Acre Minimum (A-1-20) zone, subject to a conditional use permit. The impact is considered less than significant.
- d) The project is not anticipated to involve other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use. The surrounding parcels that also fall within the Agricultural Preserve will require the review and approval of the appropriate Planning Department applications prior to any development. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

d) Expose sensitive receptors which are located within

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

Source: SCAQMD CEQA Air Quality Handbook

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) 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, CVMSHCP, Environmental Programs Division (EPD) review, Biological Constraints Survey for the Indigo Ranch Project Site prepared March 8, 2012 (revised April 17, 2013) by BonTerra Consulting, 2013 Burrowing Owl Survey prepared July 2013 by Noreas

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). However, a Habitat Assessment report was required. Based upon the results of the report, it can be concluded that the project will not conflict with the provisions of the CVMSHCP.

b-c) According to Biological Constraints Survey for the Indigo Ranch Project Site prepared March 8, 2012 (revised April 17, 2013) by BonTerra Consulting, suitable habitat for the desert kit fox and American badger occurs surrounding the project site. Both of these species are protected by the California Fur-Bearing Mammals Act (*California Fish and Game Code*, Sections 4000–4012). A qualified Biologist shall perform pre-construction surveys for badger and kit fox dens on the project site, including areas within 100 feet of all project facilities, utility corridors, and access roads. (COA 60.EPD.3) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. With the size and scope of the project it is not anticipated to create the “lake effect” in which birds are diverted from their natural flight path anticipating that the solar array is actually a body of water. Larger projects that are composed on thousands of acres of solar panel are thought to give the impression on a water body on the horizon from a substantial distance away, thus causing bird to divert from their normal migratory path. As that this project is only 40 acres it cannot be seen from a substantial distance, and therefore is unlikely to be an attractant. In addition, due to the project’s location and distance from substantial bodies of water it is not anticipated that the project is in the migration pattern of any bird species. Therefore, there is no significant impact.

e-f) According to Biological Constraints Survey, no state or federal jurisdictional areas are present onsite. Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

**Mitigation:** A qualified Biologist shall perform pre-construction surveys for badger and kit fox dens on the project site, including areas within 100 feet of all project facilities, utility corridors, and access roads. (COA 60.EPD.3)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4804 (PDA04804)

**Findings of Fact:**

a-b) According to PDA04804, it has been determined that in certain areas of the project there is a Low chance that buried cultural resources will be impacted by construction. Prior to the issuance of a grading permit, a County-approved Project Archaeologist shall be retained to initiate and supervise construction monitoring during project-related ground disturbance within the project area, once plowed topsoil has been removed. Typically, this will occur after approximately 2 feet of soil has been removed by grading. The potential for archaeological resources on this property are minimal. (COA 10.PLANNING.36) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until the archaeologist has an opportunity to determine the significance of the find. (COA 10.PLANNING.36) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

**Monitoring:** No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<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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potential impact area?

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4804 (PDA04804)

Findings of Fact:

a-b) According to PDA04804, it has been determined that in certain areas of the project there is a Low chance that buried cultural resources will be impacted by construction. Prior to the issuance of a grading permit, a County-approved Project Archaeologist shall be retained to initiate and supervise construction monitoring during project-related ground disturbance within the project area, once plowed topsoil has been removed. Typically, this will occur after approximately 2 feet of soil has been removed by grading. The potential for archaeological resources on this property are minimal. (COA 10.PLANNING.36) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique archeological resources are discovered, all ground disturbances shall halt until the archaeologist has an opportunity to determine the significance of the find. (COA 10.PLANNING.39) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.38) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

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

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial 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, County Geologist review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geological Report GEO02330, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. According to GEO02330, the site has low susceptibility to liquefaction. The project will have no significant impact.

Mitigation: No mitigation measures are required.

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

**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-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

a) The subject site is flat. According to General Plan the project site is not 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. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Findings of Fact:

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

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

Monitoring: No monitoring measures are required.

**18. Soils**

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

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

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

c) The project is proposing to construct an unmanned solar power plant and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials, Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis, Indigo Ranch Solar Photovoltaic System Project prepared by Chambers Group, Inc., dated December, 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Analysis by Chambers Group, Inc. indicates that the proposed project would reduce GHG emissions by 4,794.07 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). The County provides a threshold of significance for GHG emissions of a 30 percent reduction over business-as-usual conditions. Since the proposed project would reduce GHG emissions by 4,794.07 metric tons per year (MTY) of CO<sub>2</sub>e per year, implementation of the proposed project would be within the County's threshold of significance for GHG emissions of a 30 percent reduction over business-as-usual conditions. Therefore, the proposed project would not conflict with any applicable plans, policies or regulations related to reducing GHG emissions.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The proposed solar power plant is anticipated to use a negligible amount of hazardous materials and a negligible amount of hazardous waste. Used biodegradable dielectric fluid and mineral oil from the transformers and miscellaneous electrical equipment are potentially hazardous materials. The spent oil will be collected and delivered to a recycling company where it is removed from the equipment. This material will not be stored on-site. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project site is not located within one-quarter mile of an existing or proposed school.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

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

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

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

Findings of Fact:

a) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is subject to off-site flows from the southwest with a tributary drainage area of approximately 172 square miles. The entire site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The area lies within the Chuckwalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring. Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1, 10.FLOOD RI. 2) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans for review. (COA 60.FLOOD RI.1) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the Riverside County Service Area # 51. At this time, the water district has not indicated that the addition of four residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e) The project is for the installation of an unmanned solar power plant and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

**Mitigation:** A copy of the BMP improvement plans shall be submitted to the Flood Control District for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 60.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1).

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety plan check process.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

a-b) Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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points and outlet conditions. (COA 10.FLOOD RI.1) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site and will not substantially change absorption rates or the rate and amount of surface runoff.

c) The site is subject to off-site flows from the southwest with a tributary drainage area of approximately 172 square miles. The entire site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The area lies within the Chuckwalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring. The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1) With the incorporation of this mitigation measure, the project will have a less than significant impact

d) The project will not cause changes in the amount of surface water in any water body.

**Mitigation:** The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. In addition, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing designs (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. (COA 10.FLOOD RI.1, 60.FLOOD RI.1, 80.FLOOD RI. 2, and 90.FLOOD RI. 1)

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety plan check process.

**LAND USE/PLANNING** Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project proposes to construct a 4.5 megawatt (MW) photovoltaic solar power plant. The Solar Energy Resources policy (LU 15.15) encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside. Therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The project site is currently zoned Light Agriculture – 20 Acre Minimum (A-1-20). The proposed use, a solar power plant, is a permitted use, subject to approval of a conditional use permit, in the A-1-20 zone, in accordance with Section 13.1.c. (12) of Ordinance No. 348. (Ord. No. 348.4705, Amended 12-08-11). Therefore, the project will have less than significant impact.

b) The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum (A-1-20) to the north, east, and west and Natural Assets (N-A) to the south. Therefore, the project will be compatible with the surrounding zoning classifications.

c) The project has maintained its current zoning, and the project would be compatible agriculture uses if they would occur in the future. There are currently no uses on adjacent parcels. Therefore, the project will have less than significant impact.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-4, which is defined as areas where there is not enough information available to determine the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

<b>30. Airport Noise</b>				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located less than a mile northwest of Rice Road (State Route 177). However, the project is for an unmanned solar power plant that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

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

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?               

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?               

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?               

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

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

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

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

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Desert Center Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Center Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.26) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

**41. Parks and Recreation**

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

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

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

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

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

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

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

h) Result in inadequate emergency access or access to nearby uses?

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

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**44. Bike Trails**

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

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will be served by the Riverside County Service Area # 51 with water. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

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

Monitoring: No monitoring measures are required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The proposed project is for an unmanned solar power plant and will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

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

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: At the time of the writing of this assessment, there are no projects similar size and scope to this project within miles of the project site. Surrounding the project site are locations that have the correct general plan designations, zoning, and physical features that make them optimal for future solar projects. However, considering the volatile nature of the energy market it cannot be projected with any level of certainty that there will be any future projects like one being considered. Therefore, the project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. AUTHORITIES CITED**

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

Revised: 3/19/2014 9:24 AM  
 File: Draft EA CUP03693

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

Conditional Use Permit No. 3693 is a proposal for a 4.5 megawatt (MW) photovoltaic solar power plant utilizing either fixed tilt or tracker mounting supports on two parcels of private land totaling 40.12 acres. The project proposes to deliver power through an interconnection on Southern California Edison's Desert Center, 12.47 kilovolt (kV) distribution line which transects the subject site. The project includes the installation of a 12 kV Remote Automatic Recloser (RAR), or breaker, on an existing pole of SCE's 12 kV circuit located east of the project site within the existing SCE easement, installation of two new 60 ft. overhead poles on the regulator located within an existing right-of-way along Phone Line Road, and replacement of three protection relays within SCE's Eagle Mountain Substation.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.



CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

RECOMMND

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3693 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3693, Exhibit A (Sheets 1-6), Amended No. 1, dated September 12, 2013.

APPROVED EXHIBIT B = Conditional Use Permit No. 3693, Exhibit B (Sheets 1-4), Amended No. 1, dated September 12, 2013.

The words or any combination thereof identified in the following list that appear in the attached conditions of Conditional Use Permit No. 3693 shall be considered equivalent and are identified as follows:

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

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

RECOMMND

upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE - 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. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 17 USE - PVT RD GRADG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Permanent stabilization shall be provided on all manufactured slopes equal to or greater than 3 feet in vertical height.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

Where any portion of the proposed project falls within the Riverside County jurisdiction:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls, fencing etc...

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

Based upon the submitted diagrams showing the nearest sensitive receptor located approximately 3,100 feet from the project, the surrounding zoning, and the proposed solar

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

panels, a noise study will not be required.

10.E HEALTH. 2 ENV SITE ASSESSMENT REVIEW RECOMMND

Based on the information provided in the Environmental Site Assessment (ESA) documentation and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 3 CUP 3693 - COMMENTS RECOMMND

Conditional Use Permit 3693 is proposing to construct an unmanned 4.5 megawatt solar photovoltaic generating facility without any plumbing. If any buildings are proposed with sanitation facilities (i.e. plumbing), the applicant shall contact the Department of Environmental Health at (760) 863-7570 for plan check and permitting requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-KNOX BOX RECOMMND

Knox box or Fire Padlock shall be installed at the main entrance of gate.

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

Any gate across a required fire access roadway shall be located at least 35 feet from the public access roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance a 38-foot turning radius shall be used. Gate openings shall be a minimum 20 feet in width. Gate access shall be equipped with a Knox Rapid entry system or if fenced Knox Box, Knox Padlock. Automatic/Manual gates shall be equipped with emergency back up power. Gates activated by the Knox Rapid entry system shall remain open until closed by the Knox Rapid entry system.

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.FIRE. 3 USE- PLAN SUBMITTALS/REVIEW

RECOMMND

Plans, along with applicable deposit based fees, shall be submitted for review and approval by Riverside County Fire Department prior to construction to be inclusive of, but not limited to, all access roadways and fire protection.

FLOOD RI DEPARTMENT

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

RECOMMND

Conditional Use Permit No. 3693 (Indigo Ranch) proposes to construct and operate a 4.5 MW photovoltaic solar power plant and associated infrastructure on 2 parcels. The 40-acre site is located in the Desert Center area, north of Belsby Avenue, south of Investor Avenue, west of Plantation Street and east of Melon Street.

The site is subject to off-site flows from the southwest with a tributary drainage area of approximately 172 square miles. The entire site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The area lies within the Chuckawalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring.

Though the site is within the Colorado River Regional Water Quality Control Board jurisdiction, it is outside the Whitewater River watershed limits of Riverside County National Pollutant Discharge Elimination System municipal separate storm sewer system permit (MS4 permit). Therefore, a Water Quality Management Plan for Urban Runoff (WQMP) is not required for the site. However, it is recommended the development incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as the protection of slopes (structural).

Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

RECOMMND

drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

All new building shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. Slope protection shall be provided for buildings on fill. Exhibits shall be revised accordingly.

No flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. The plan reflects equestrian fence or tension wire fence in these areas. The equestrian fence design #1775-6 (refer to <http://www.staytuff.com/products/livestock/horse>) or equivalent has 3"H by 6"W openings for first 18" from the bottom and 4"H by 6"W for the next 8 inches and so forth. The tension wire fence deisgn has tension wire strands at the bottom, with a minimum of 6" between strands for 24". These fencing designs or equivalent (i.e. "rail" or tubular steel type) shall be provided to allow the free flow of storm runoff. No setback is required with the use of these fencing. The fencing details are shown on the plans. Alternatively, if chain link fence must be constructed, it shall be pulled back into the property so as any ponding will be within the project. A drainage study justifying the setback amount shall be submitted for review and approval.

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.



CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.FLOOD RI. 3                   USE 24" ELEVATE FINISH FLOOR                   RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. Slope protection shall be provided for buildings on fill.

PLANNING DEPARTMENT

10.PLANNING. 1                   REN ENG - UTILITY COORDINATION                   RECOMMND

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

10.PLANNING. 2                   REN ENG - FUTURE INTERFERENCE                   RECOMMND

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

10.PLANNING. 3                   REN ENG - REPLACE OR MODIFY                   RECOMMND

The developer/permit holder shall give written notice to the Planning 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. 4                   REN ENG - ON SITE DIST. LINES                   RECOMMND

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

10.PLANNING. 5                   REN ENG - PRODUCTION MONITORIN                   RECOMMND

The developer/permit holder shall monitor the plant's power production, including the power production for each array

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 5                   REN ENG - PRODUCTION MONITORIN (cont.)                   RECOMMND

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

10.PLANNING. 6                   REN ENG - NO FINAL NO CONNECT                   RECOMMND

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

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

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS A and B, unless otherwise amended by these conditions of approval.

10.PLANNING. 8                   USE - FEES FOR REVIEW                   RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be 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.

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is 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).

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10. PLANNING. 36 USE - PDA4804

RECOMMND

County Archaeological Report (PDA) No. 4804, a letter report, submitted for this project CUP3693 was prepared by Michael H. Dice with First Carbon Solutions and is entitled: "Addendum Cultural Resource Survey for the Canadian Solar Indigo Project: CUP3693 (APN#808-240-007 and #808-240-010). Community of Desert Center, Riverside County, California" and is dated July 03, 2013.

This report, County Archaeological Report (PDA) No. 4804 was accepted and the document is herein incorporated as a part of the record for project.

It has been determined that in certain areas of the project there is a Low chance that buried cultural resources will be impacted by construction. Prior to the issuance of a grading permit, a County-approved Project Archaeologist shall be retained to initiate and supervise construction monitoring during project-related ground disturbance within the project area, once plowed topsoil has been removed. Typically, this will occur after approximately 2 feet of soil has been removed by grading.

Project-related archaeological monitoring shall include the following constraints:

1. Once 50 per cent of the soil to be moved has been examined by the Project Archaeologist, the Project Archaeologist may, at his or her discretion, terminate monitoring if no buried cultural resources have been detected.
2. If buried cultural resources are detected during monitoring, monitoring must continue until the majority of undisturbed soil within the study area has been inspected by the Project Archaeologist or his/her designated representative.
3. Grading will cease in the area of newly discovered cultural resources as delineated by the Project Archaeologist or his/her designated representative. Grading may continue in other areas of the site while the resource(s) are investigated.
4. If cultural resources are inadvertently uncovered during grading, they will be examined by a professional

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

archaeologist for significance, and if significant, curated in a museum facility chosen by the County. If a cultural resource is determined historically significant by the Project Archaeologist, the County may require further research. A mitigation-monitoring report must accompany the artifacts once they are donated to the museum facility.

10.PLANNING. 37 USE - GEO02330 RECOMMND

County Geologic Report (GEO) No. 2330, submitted for this project (CUP03693) was prepared by Silverado Power and is entitled: "Indigo Ranch Project, LLC, Geotechnical Critical Issues Analysis", dated June 2013. In addition, Silverado Power prepared "Indigo Ranch Project, LLC, Geotechnical Critical Issues Analysis", dated August 2013. This document is herein incorporated as a part of GEO02330.

GEO02330 concluded:

- 1.Active faults or fault traces are not present at the site.
- 2.The site has a low susceptibility to liquefaction.
- 3.The site is not at risk for landslides, slope failure, rock fall, or debris flows
- 4.The proposed project would not increase the susceptibility to slope failure.
- 5.Hydroconsolidation is unlikely and does not pose a significant hazard to the Project site.
- 6.The nature of the project includes installation of panel arrays on piers and no occupiable structures on site.
- 7.The most likely geologic hazards to affect the site are ground shaking/seismicity and wind or water erosion.

GEO02330 recommended:

- 1.Structures be designed to comply with the latest California Building Code and Riverside County Building and Safety Department requirements.
- 2.Implementation of a construction Storm Water Pollution

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

RECOMMND

Prevention Plan and BMP's to reduce water and wind erosion during construction and operation.

GEO No. 2330 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2330 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

10. PLANNING. 39 USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities



CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

10.PLANNING. 40 USE - SOLAR PROJECTS RECOMMND

1.The applicant shall maintain re-vegetated surfaces until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.

2.Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.

3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.

4.The color treatment method used to reduce visual contrast between the backs or non-energy gathering side of the solar panels and the landscape setting shall be kept in good repair, and repaired/retreated when it no longer effectively reduces the visual contrast.

5.Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows