

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

101B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 10, 2014

SUBJECT: INDIGO RANCH SOLAR PROJECT - AGRICULTURAL PRESERVE CASE NO. 1027, CONDITIONAL USE PERMIT NO. 3693, ORDINANCE NO. 664.54, DEVELOPMENT AGREEMENT NO. 78 AND MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42580 – 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,

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	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:

Denise C. Harden

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the above ordinance is approved as introduced with waiver of reading.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: April 22, 2014
 xc: Planning, Co.Co., COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-1

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY:
DATE: 4/14/14
TIFANY N. NORTH

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

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, ORDINANCE NO. 664.54, DEVELOPMENT AGREEMENT NO. 78 AND MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42580 - Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project, LLC – Fourth/Fourth Supervisorial District – Desert Center Area Plan.

DATE: April 10, 2014

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RECOMMENDED MOTION CONTINUED:

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; and
5. **INTRODUCE and ADOPT** on successive weeks **ORDINANCE NO. 664.54** Approving Development Agreement No. 78, based upon the findings and conclusions incorporated in the staff report and environmental assessment.

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.

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, ORDINANCE NO. 664.54, DEVELOPMENT AGREEMENT NO. 78 AND MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42580 - Fast Track Authorization No. 2013-008 - Applicant: Indigo Ranch Project, LLC – Fourth/Fourth Supervisorial District – Desert Center Area Plan.

DATE: April 10, 2014

PAGE: Page 3 of 3

The applicant and County Staff have negotiated a Development Agreement (DA No. 78). DA No. 78 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 78 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 78 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.54, an Ordinance of the County of Riverside Approving Development Agreement No. 78, incorporates by reference and adopts DA No. 78.

Approval and use of Conditional Use Permit No. 3693 is conditioned upon Development Agreement No. 78 being entered into and effective.

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

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 - RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 - RIVERSIDE, CA 92502

DOC # 2014-0150654
04/25/2014

Customer Copy Label

The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2014-050

Title of Document

**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)**

(FOURTH SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 16-1 of 04/22/14)

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,

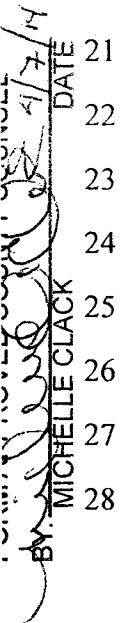
WHEREAS, Riverside Jojoba Inc. entered into one such land conservation contract dated January 1, 1987, with the County of Riverside for land that is currently identified as Assessor's Parcel No. ("APN") 808-240-010-5 (the "RJI Property"), which was recorded on March 9, 1987, as Instrument No. 87-64237, 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:  DATE: 4/7/14
MICHELLE CLACK

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 22, 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 22, 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 ROLL CALL:

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

25 The foregoing is certified to be a true copy of a resolution duly
26 adopted by said Board of Supervisors on the date therein set forth.

27 KECIA HARPER-IHEM, Clerk of said Board

28 By 

Deputy



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

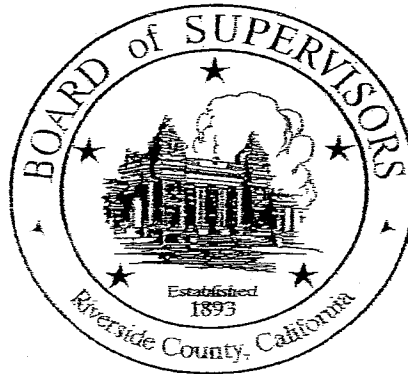
Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrcrkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

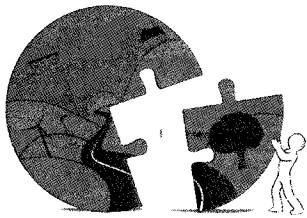
4-22-14

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: April 10, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Solar Project - Indigo Ranch, CUP03693, AG01027, DA00078, FTA 2013-08
(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:

Already advertised and set for April 22th, 2014 Hearing.

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

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG05957)

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

**Original
Form 11a - and 1 Board Packet
is at Eective's Office**

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2014 APR 10 PM 12:17

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Clerk's Copy

Agenda Item No.:
Area Plan: Desert Center
Zoning Area: Chuckwalla
Supervisory District: Fourth/Fourth
Project Planner: Larry Ross
Board of Supervisors: April 22, 2014

FAST TRACK AUTHORIZATION NO. 2013-08
AGRICULTURAL PRESERVE CASE NO. 1027
CONDITIONAL USE PERMIT NO. 3693
ORDINANCE NO. 664.54
DEVELOPMENT AGREEMENT NO. 78
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

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.

Conditional Use Permit

Conditional Use Permit No. 3693 is a proposal for a 4.5 MW photovoltaic (PV) solar power plant, the Indigo Ranch Solar project, 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.

Development Agreement

The applicant has proposed entering into a Development Agreement (DA No. 78) with the County for the Project. County staff has reached an agreement with the applicant on the provisions of the development agreement. DA No. 78 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 78 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 78 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional Use Permit No. 3693 is conditioned upon Development Agreement No. 78 being entered into and effective.

Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.54, an Ordinance of the County of Riverside Approving Development Agreement No. 78, incorporates by reference and adopts DA No. 78 consistent with Government Code section 65867.5.

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
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
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; and,

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,

**FAST TRACK AUTHORIZATION No. 2013-08, CONDITIONAL USE PERMIT NO. 3693,
AGRICULTURAL PRESERVE CASE NO. 1027, ORDINANCE NO. 664.54, DEVELOPMENT
AGREEMENT NO. 78**

BOS Staff Report: April 22, 2014

Page 3 of 5

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,

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 and environmental assessment; and

INTRODUCTION and ADOPTION on successive weeks of **ORDINANCE NO. 664.54**, an Ordinance of the County of Riverside Approving Development Agreement No. 78, based upon the findings and conclusions incorporated in the staff report and environmental assessment.

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. General Plan policy LU 15.15, applicable to all land use designations, 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. The conditions of approval and mitigation measures ensure that the project is being developed in an environmentally responsible manner. The terms of DA No. 78, namely the provisions regarding the direct allocation of sales and use taxes to the County, also ensure that the project is being developed in a fiscally responsible manner.
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. As that the proposed project has no sensitive receptors, there will be no impacts from Chuckwalla Valley Raceway and the Desert Center Airport on the project. No other existing uses in the vicinity will impact or be impacted by this project.
11. The project site is not located within an Airport Influence Area and therefore Airport Land Use Commission(ALUC) review was not required. However, due to the proximity of the Desert Center Airport the project was transmitted to the ALUC. ALUC staff reviewed the project and commented in their letter dated April 2, 2013 as long as there were no additional transmission lines added as a result of the project, the project would not need ALUC review.
12. No uses have been constructed and are operating adjacent to the project site, the surrounding area is vacant. Accordingly, the project will not result in a change to the overall rural character of the area.
13. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
14. The project has Fast Track status per Section 21.34d of Ordinance No. 348 and Board of Supervisors Policy A-32.
15. Development Agreement No. 78 is consistent with the General Plan, public health, safety and general welfare. The express terms of DA No. 78 grant the applicant a vested right to develop the project in accordance with existing land use regulations, in accordance with the General Plan. The conditions of approval and mitigation measures, the approvals of which are incorporated into the exhibits to DA No. 78, ensure that the solar power plant project is developed in a way that is consistent with public health, safety and general welfare. The project will provide important benefits to the local and regional economy from the purchase of equipment and supplies and local jobs. Development Agreement No. 78 will provide significant benefits, including terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law. DA No. 78 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. These development agreement provisions ensure that DA No. 78 will provide significant benefits.
16. 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, the conditions of approval and mitigation measures.
4. The proposed project is compatible with the present and future logical development of the area.
5. As set forth in the attached environmental assessment and through the imposition of mitigation measures set forth therein, the proposed project will not have a significant effect on the environment.

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. Western Riverside County Multiple Species Habitat Conservation Plan
 - f. A High Fire area; or,
 - g. 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

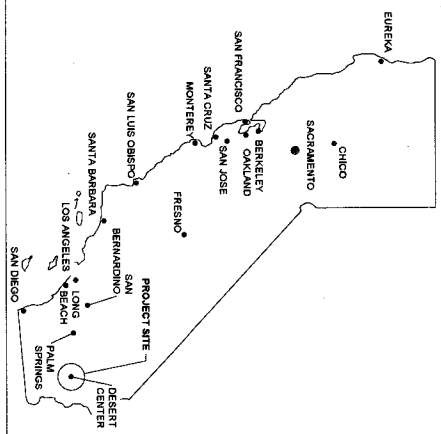
Date Revised: 04/07/14

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.

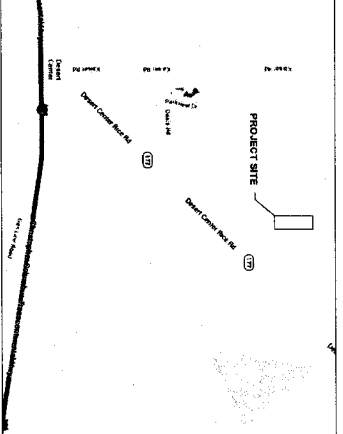
DRAWING INDEX:

0001	PERMITS
0002	TITLE SHEET
01-01	LAND USE AND ZONING PLAN
01-02	EXISTING SITE PLAN
01-03	GRADING AND DRAINAGE PLAN
01-04	SITE ENTRANCE PLAN
01-11	ARRAY PLAN
01-12	EQUIPMENT PLAN AND ELEVATIONS
01-13	INVERTER & TRANSFORMER EQUIPMENT PFD
01-14	PLAN AND ELEVATION
01-15	SCE EQUIPMENT PLAN AND ELEVATION
01-20	FENCE DETAILS

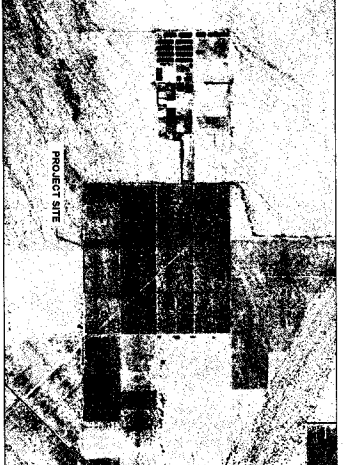
PERMITTING/PLANNING NOTES:

- THIS PV SYSTEM INSTALLATION IS SUBJECT TO INSPECTION BY THE CITY BUILDING OFFICIALS, CALADIAN SOLAR, BLUE OAK ENERGY AND MULTIPLE OTHER STAKEHOLDERS IN THIS PROJECT.
- THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODE VERSIONS
 - 2010 CA BUILDING CODE
 - 2010 CA ELECTRICAL CODE
- SEE BDD FOR ALL OTHERS

STREET MAP:



AERIAL VIEW:



PROJECT TEAM:

APPLICANT
 CALADIAN SOLAR
 25 BERNARDO CENTER, STE. 125
 SAN FRANCISCO, CA 94111
 CONTACT: ANTONIO RODRIGUEZ
 TEL: (415) 988-7739 EXT. 4817
 WWW.CALADIAN.COM

DESIGNER
 BLUE OAK ENERGY
 1560 DREW AVENUE
 DAVIS, CA 95618
 TEL: (530) 747-2095

DESIGNER POWER
 25 BERNARDO CENTER, STE. 410
 SAN FRANCISCO, CA 94111
 CONTACT: GARRET BEAN
 TEL: (415) 692-7740



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DATE: 01/15/2008, 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT # [Number]
 SHEET # [Number]

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMITS	01/15/08	[Name]	[Name]
2	REVISED FOR SUBMITTAL	01/15/08	[Name]	[Name]
3	REVISED FOR PERMITS	01/15/08	[Name]	[Name]

BLUE OAK ENERGY
 1560 DREW AVENUE, DAVIS, CA 95618
 WWW.BLUEOAKENERGY.COM TEL: (530) 747-2095

CanadianSolar

INDIGO RANCH

33°45'42.53"N, 115°21'53.72"W
 DESERT CENTER, CA 92239

TITLE SHEET

WG-001

LAND USE AND ZONING PLAN
SCALE: 1"=200'



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

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

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

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

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

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

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

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

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

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

INVESTOR AVENUE

BELSBY AVENUE

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**CASE CLIPPER, AND JI
EXPERT A (Series 1-0)
PLANNER L ROSS**

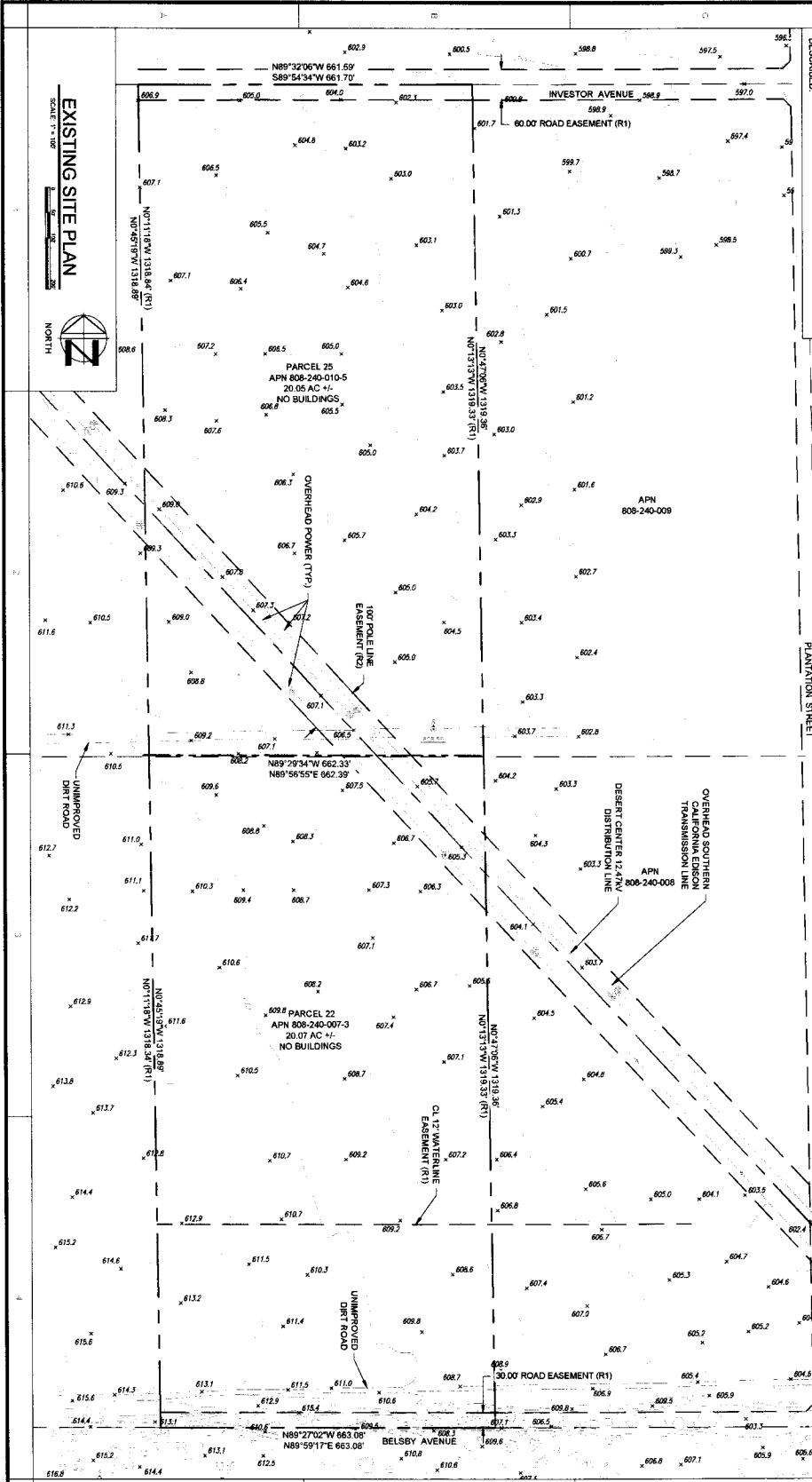
NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMITTING	9/8/15	JIS	
2	FOR REVIEW, USE ONLY	10/27/15	JIS	

DATE: 10/27/15
PROJECT # 04611006
PROJECT NAME: INDIGO RANCH
SHEET NO: 1 OF 2

BLUE OAK ENERGY
1550 Deer Avenue, Davis, CA 95618
www.blueoakenergy.com Phone: 530.747.2205

Canadiansolar

INDIGO RANCH
2374542.537N, 11571153.177W
DESERT CENTER, CA 92239
LAND USE AND ZONING PLAN
C-002



LEGAL DESCRIPTIONS

APN 808-240-010-5
ON FILE IN BOOK 96, PAGES 78 THROUGH 80, INCLUSIVE,
2013 FOR PARCEL 22 AND INCS-582564, DATED JUNE 13,
2013 FOR PARCEL 25 OF BEARINGS OF THIS SURVEY ARE BASED ON GPS NORTH,
EXCAVATION UTILITIES ARE LOCATED BY SURFACE OBSERVATION,
NO REPRESENTATION OR WARRANTY IS MADE HEREON IN REGARD TO
COMPLIANCE WITH ZONING REGULATIONS OR ADEQUACY OF UTILITY
SERVICES EXCEPT AS EXPRESSED, DELIVERED OR NOTED.
CONDITIONS WERE NOT EXAMINED,
OBSERVED A.1.20 (LIGHT AGRICULTURE) PER RIVERSIDE COUNTY
PLANNING DEPARTMENT.
THE AERIAL TOPOGRAPHY IS DATED JULY 10, 2013 AND WAS PROVIDED
BY GEOWAYS INC.
APN 808-240-007-3
DESCRIBED
ON FILE IN BOOK 96, PAGES 78 THROUGH 80, INCLUSIVE,
2013 FOR PARCEL 22 AND INCS-582564, DATED JUNE 13,
2013 FOR PARCEL 25 OF BEARINGS OF THIS SURVEY ARE BASED ON GPS NORTH,
EXCAVATION UTILITIES ARE LOCATED BY SURFACE OBSERVATION,
NO REPRESENTATION OR WARRANTY IS MADE HEREON IN REGARD TO
COMPLIANCE WITH ZONING REGULATIONS OR ADEQUACY OF UTILITY
SERVICES EXCEPT AS EXPRESSED, DELIVERED OR NOTED.
CONDITIONS WERE NOT EXAMINED,
OBSERVED A.1.20 (LIGHT AGRICULTURE) PER RIVERSIDE COUNTY
PLANNING DEPARTMENT.
THE AERIAL TOPOGRAPHY IS DATED JULY 10, 2013 AND WAS PROVIDED
BY GEOWAYS INC.

NOTES

1. THIS SURVEY IS BASED ON A REEPLANNING REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, TITLE NO. NCS-488087, DATED JUNE 13, 2013 FOR PARCEL 22 AND INCS-582564, DATED JUNE 13, 2013 FOR PARCEL 25 OF BEARINGS OF THIS SURVEY ARE BASED ON GPS NORTH, EXCAVATION UTILITIES ARE LOCATED BY SURFACE OBSERVATION, NO REPRESENTATION OR WARRANTY IS MADE HEREON IN REGARD TO COMPLIANCE WITH ZONING REGULATIONS OR ADEQUACY OF UTILITY SERVICES EXCEPT AS EXPRESSED, DELIVERED OR NOTED. CONDITIONS WERE NOT EXAMINED, OBSERVED A.1.20 (LIGHT AGRICULTURE) PER RIVERSIDE COUNTY PLANNING DEPARTMENT. THE AERIAL TOPOGRAPHY IS DATED JULY 10, 2013 AND WAS PROVIDED BY GEOWAYS INC.

OWNERS

PARCEL 22
JOHN STEPHEN DRASKOVICH
1500 DRY AVE, SUITE 100
DESERT CENTER, CA 92521
(951) 938-5121

PARCEL 25
RIVERSIDE JOYBA, INC.
1500 DRY AVE, SUITE 100
DESERT CENTER, CA 92521
(951) 938-5121

BENCHMARK

THE NCS CONTROL MONUMENT H 751, A USC AND CS STEEL PAVEMENT STAMPED H 751 1945 IN THE TOP OF A CONCRETE CENTER APPROX 165 FEET SOUTHEAST OF LIGHT TOWER HAVING AN ELEVATION OF 541.50 FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GPS NORTH, THE BEARING OF NORTH 89°54'34" EAST WAS ESTABLISHED BY GPS BETWEEN FOUND MONUMENTS SHOWN HEREON.

LAND USE DESIGNATION

AGRICULTURAL - AG
THOMAS BROTHERS MAP
SAN BERNARDINO & RIVERSIDE COUNTY 2008 EDITION
PAGE B 230
CORRENTIVE 04

UTLITIES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON (SCE)
GAS: SEWER: WATER: TELEPHONE: SCA

SCHOOL DISTRICT

DESERT CENTER UNIFIED SCHOOL DISTRICT

LEGEND

(R1) 96 PM 76-80
(R2) 278 O.A. 595
FOUND MONUMENT AS NOTED
POWER POLE
PROPERTY LINE
CENTERLINE
LOT LINE

INDIGO RANCH
33° 46' 42.57" N, 115° 21' 53.27" W
DESERT CENTER, CA 92529

CanadianSolar

BLUE OAK ENERGY
1500 DRY AVE, SUITE 100
DESERT CENTER, CA 92521
(951) 938-5121

C-101

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NO.	DATE	DESCRIPTION	BY	DATE
1	09/27/13	FINAL DESIGN	JR	09/27/13
2	10/15/13	REVISED PER COMMENTS	JR	10/15/13
3	11/13/13	REVISED PER COMMENTS	JR	11/13/13
4	12/13/13	REVISED PER COMMENTS	JR	12/13/13

NOTES

1. THIS EXISTING SITE PLAN IS BASED ON AN ALTA ACAD LAND TITLE SURVEY CERTIFIED ON 07/22/2013.

2. ALL ADJACENT SITES ARE THE SAME ZONING AND LAND USE DESIGNATIONS AS THE PROJECT'S SITE.



GRADING AND DRAINAGE PLAN

SCALE 1" = 20'



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

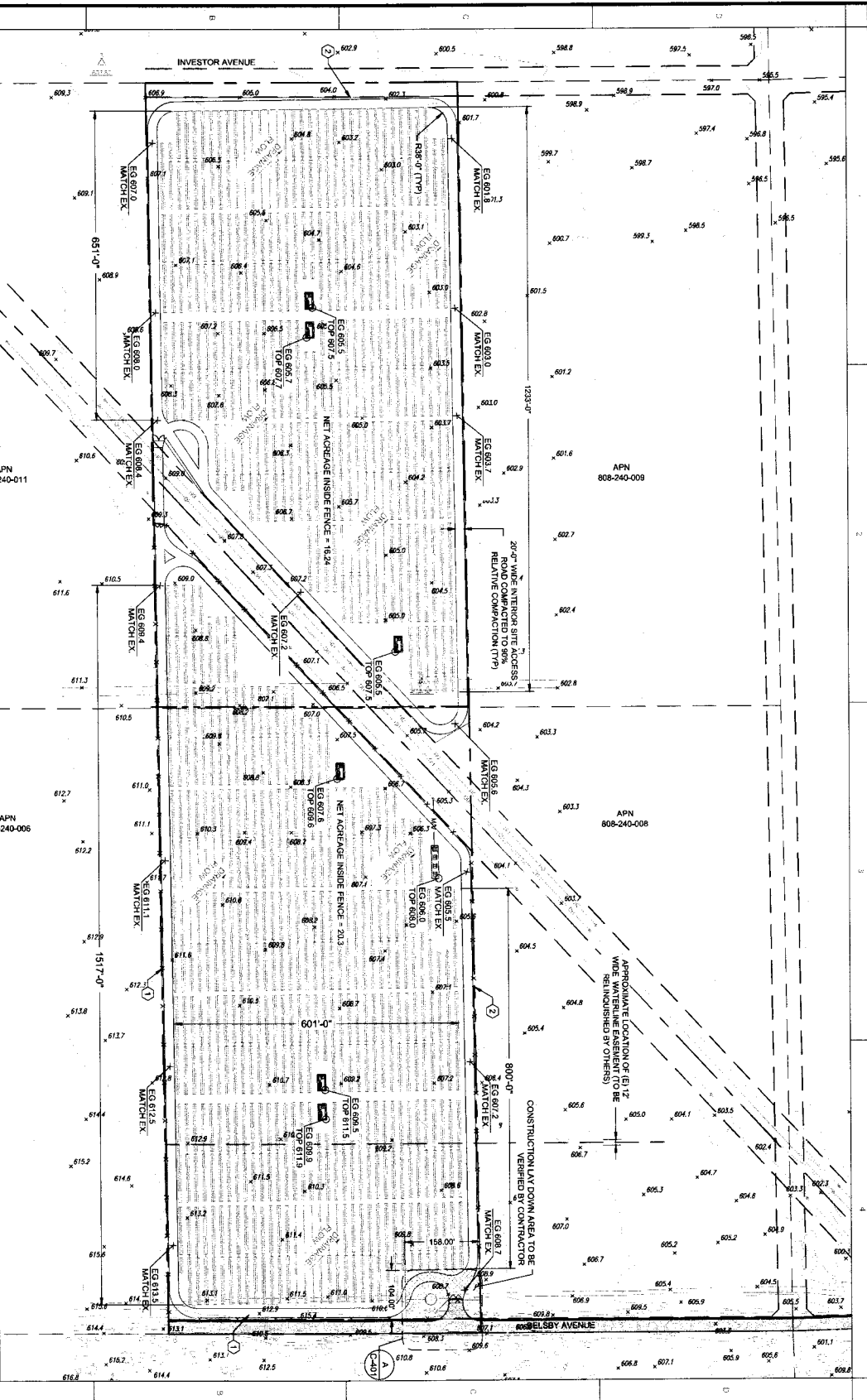
LEGEND	
	SOLAR TRACKER
	SITE EQUIPMENT
	ACCESS ROAD
	EXISTING ROAD
	(E) EASEMENT
	FENCE
	PROPERTY LINE

INDIGO RANCH

3374502 STN. 11527153.72W
DESERT CENTER, CA 92229

GRADING AND DRAINAGE PLAN

C-102



NOTES:

1. THE HISTORICAL DRAINAGE PATTERNS ARE TO REMAIN.
2. NO CHANGES IN FINISHED GRADE IS PROPOSED. SOLAR PANELS ARE TO BE INSTALLED IN EXISTING GRADE.
3. THE INTENT OF THE GRADERS SHOWN ON THIS PLAN IS TO MAINTAIN THE EXISTING GRADES. IF A DISCREPANCY IS FOUND BETWEEN THE GRADERS AND THE EXISTING GRADES, NOTIFY THE ENGINEER IMMEDIATELY.
4. "TOP" REFERS TO TOP OF EQUIPMENT PAD ELEVATION.
5. FENCE IS OFFSET 1' MIN. INSIDE OF THE EASEMENT BOUNDARY LINE AND RIGHT OF WAY.
6. ALL NEW ELECTRICAL EQUIPMENT STRUCTURES SHALL BE FLOOD PROTECTED BY CONSTRUCTING THE FINISHED FLOOR A MINIMUM OF 24 INCHES ABOVE THE ADDITIONAL 1' PANELS SHALL HAVE A MINIMUM CLEARANCE OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND WHEN CONSTRUCTED. SLOPE PROTECTION SHALL BE PROVIDED FOR STRUCTURES ON FILL.

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CASE CUPPOLES, LAND #1
EXHIBIT A (SHEETS 1-9)
PLANNER: L. ROSS

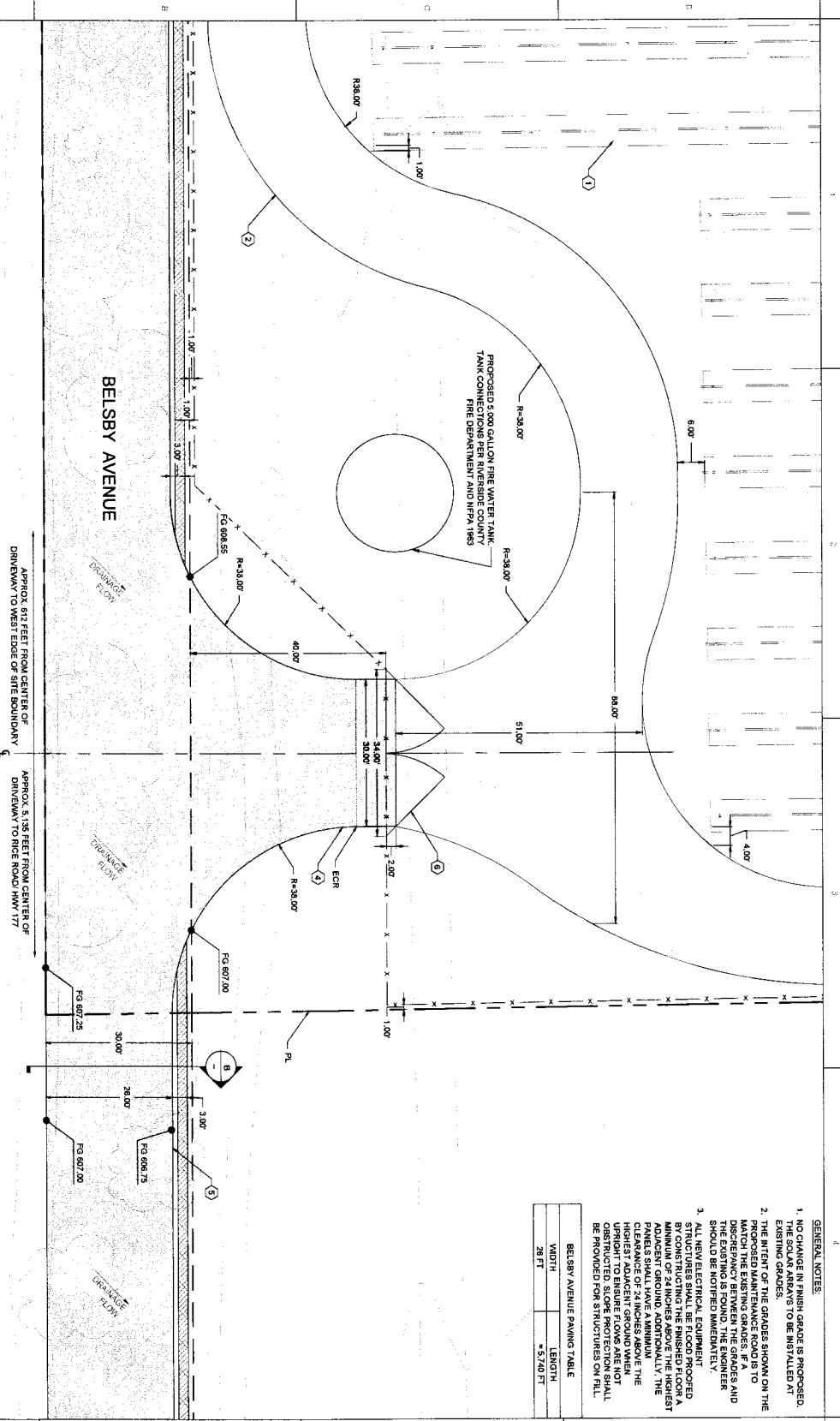
NO.	REVISION	DATE
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2	REVISIONS	11/11/11
3	REVISIONS	11/11/11
4	REVISIONS	11/11/11
5	REVISIONS	11/11/11
6	REVISIONS	11/11/11
7	REVISIONS	11/11/11
8	REVISIONS	11/11/11
9	REVISIONS	11/11/11
10	REVISIONS	11/11/11

DESIGNED BY: J. ROSS
CHECKED BY: J. ROSS
PROJECT NO.: 1000000000
DATE: 11/11/11

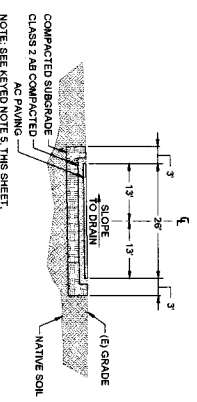
BLUE OAK ENERGY
1500 Deer Avenue, Davis, CA 95615
www.blueoakenergy.com Phone: 530.747.2028

Canadiansolar

A SITE ENTRANCE PLAN
SCALE 1"=10'



B BELSBY AVENUE ROAD SECTION
SCALE 1/2"=1'



- GENERAL NOTES:**
1. NO CHANGE IN FINISH GRADE IS PROPOSED. EXISTING GRADES TO BE MAINTAINED IN EXISTING GRADES.
 2. THE INTENT OF THE GRADES SHOWN ON THE PROPOSED MAINTENANCE ROAD IS TO MATCH THE EXISTING GRADES. IF A DIFFERENCE IN GRADES IS FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
 3. ALL NEW ELECTRICAL EQUIPMENT STRUCTURES SHALL BE FLOOD PROTECTED TO A MINIMUM OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND. ADDITIONALLY, THE RAILS SHALL HAVE AN MINIMUM OF 24 INCHES ABOVE THE HIGHEST ADJACENT GROUND WHEN UPRIGHT TO ENSURE FLOODS ARE NOT OBSTRUCTED. SLOPE PROTECTION SHALL BE PROVIDED FOR STRUCTURES ON HILL.
- | WIDTH | LENGTH |
|-------|----------|
| 26 FT | 57.70 FT |

INDIGO RANCH
33,545.657N, 118,215.327W
DESERT CENTER, CA 92239

CanadianSolar

INDIGO RANCH
SITE ENTRANCE PLAN
SCALE 1"=10'

C-401

BLUE OAK ENERGY
1580 Deer Avenue, Davis, CA 95618
www.blueoakenergy.com Phone: 530.741.2028

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DATE PLOTTED: 07/13/2018 10:28 AM

CONSTRUCTION NOTES:

1. SOLAR RACKS AND OTHER ELECTRICAL EQUIPMENT: SEE ELECTRICAL SHEETS.
2. 20' WIDE MAINTENANCE ROAD COMPACTED SLOPE TO MATCH EXISTING.
3. 20' WIDE PAVED DRIVEWAY WITH NO CURB OR SIDEWALK.
4. 26' WIDE PAVED ROADWAY WITH 3' GRADED SHOULDERS. SEE ELECTRICAL SHEETS FOR STANDARD DETAIL NO. 138. SEE DETAIL B, THIS SHEET.
5. 34' WIDE SITE ACCESS GATE WITH FIRE DEPARTMENT ACCESS GATE WITH FIRE DEPARTMENT AND SHERIFF'S PLACARD.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.

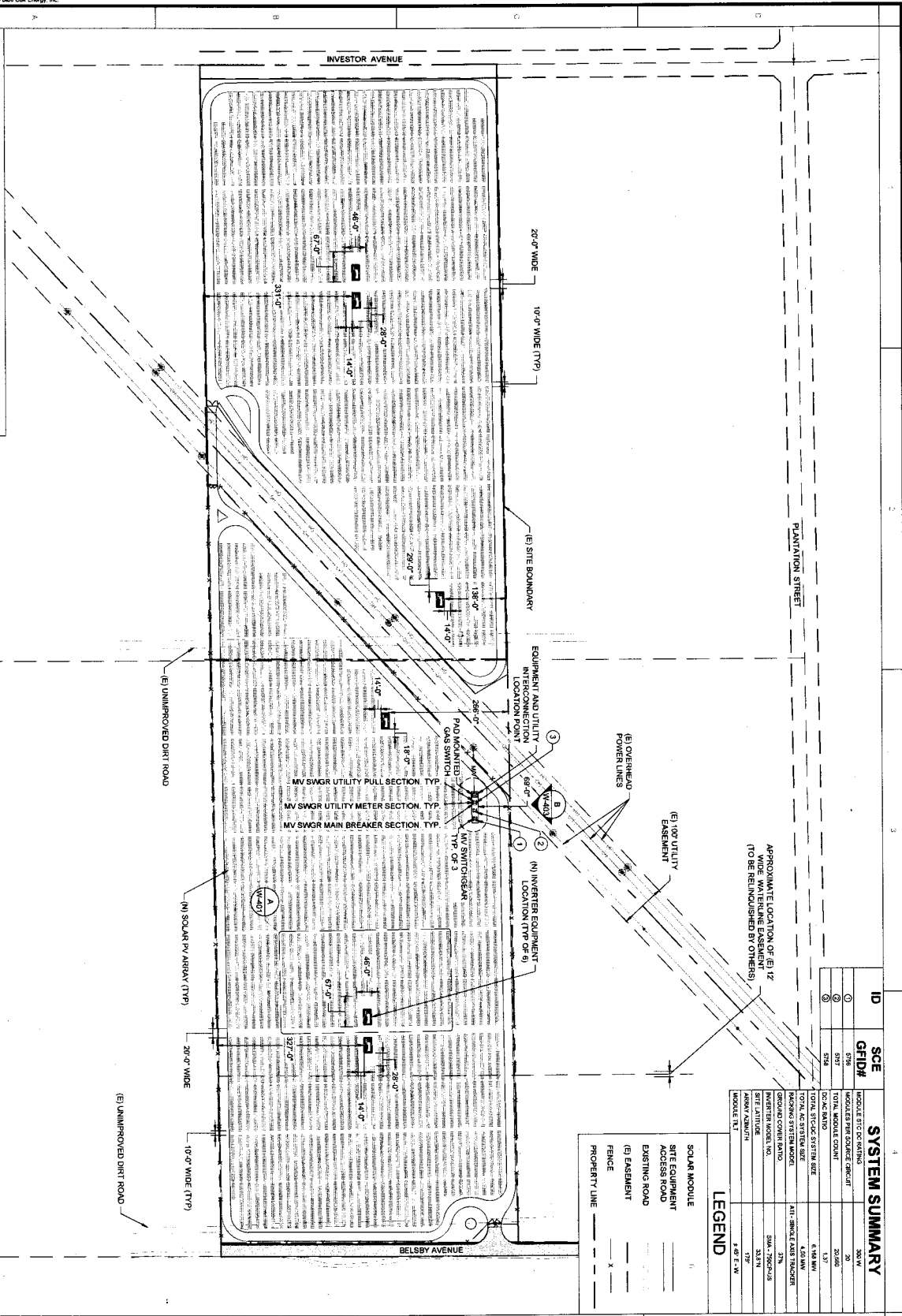
DESIGNED BY: L. ROSS
CHECKED BY: L. ROSS
DATE: 7/13/2018

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DATE PLOTTED: 07/13/2018 10:28 AM



ARRAY PLAN
SCALE 1" = 30'



ID	SCE GRID#	SYSTEM SUMMARY
1	5912	MODULE SCOUNT TOTAL MODULE COUNT TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE
2	5912	MODULE SCOUNT TOTAL MODULE COUNT TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE
3	5912	MODULE SCOUNT TOTAL MODULE COUNT TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE TOTAL AC SYSTEM SIZE TOTAL DC SYSTEM SIZE

LEGEND	
[Symbol]	SOLAR MODULE
[Symbol]	SITE EQUIPMENT
[Symbol]	ACCESS ROAD
[Symbol]	EXISTING ROAD
[Symbol]	(E) EASEMENT
[Symbol]	FENCE
[Symbol]	PROPERTY LINE

NOTES
1. NONE.

KEYED NOTES
1. NONE.

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CASE CHANGES, AMENDMENTS, AND REVISIONS
EXHIBIT A (REVISED 1-4-18)
PLUMBER L. ROSS

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	12/15/17	FOR REVISION USE ONLY -		
2	1/4/18	REVISIONS	L. ROSS	
3	1/11/18	REVISIONS	L. ROSS	
4	1/11/18	REVISIONS	L. ROSS	

**1500 Deer Avenue, Suite C1 85519
www.blueoakenergy.com Phone: 530.712.2205**

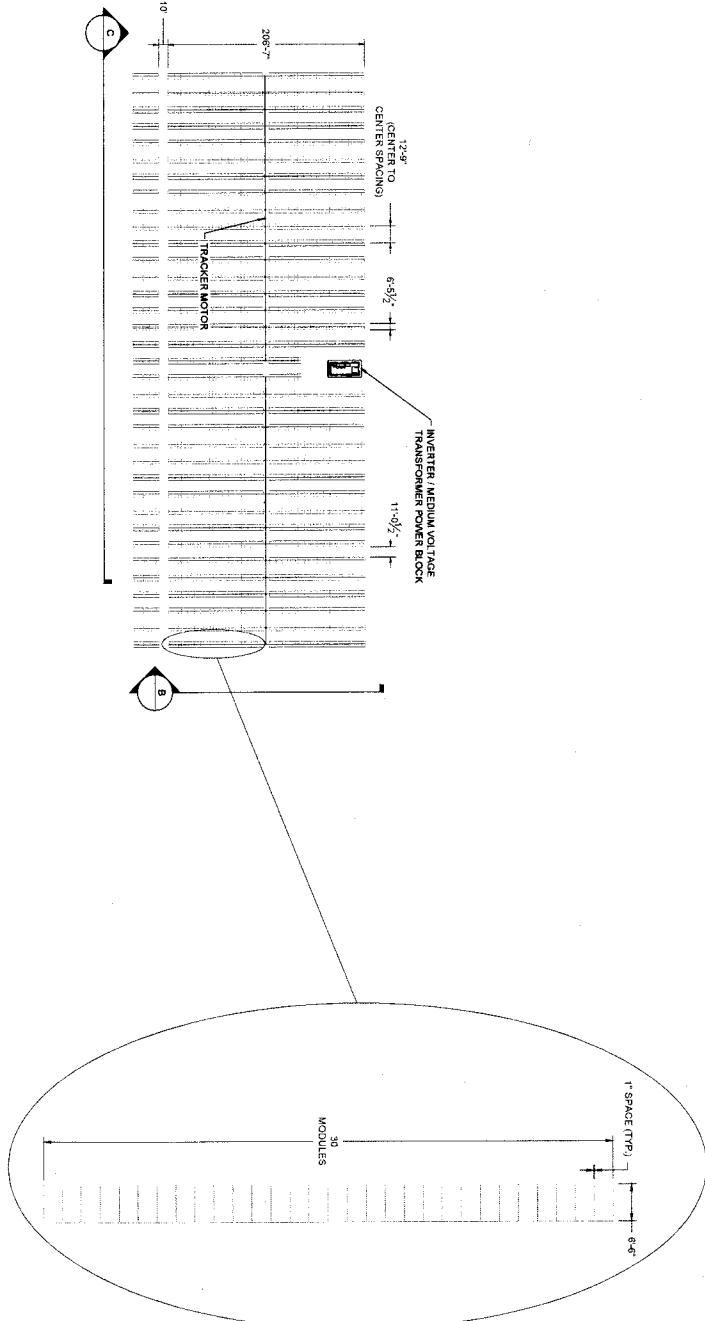
BLUE OAK ENERGY

Canadiansolar

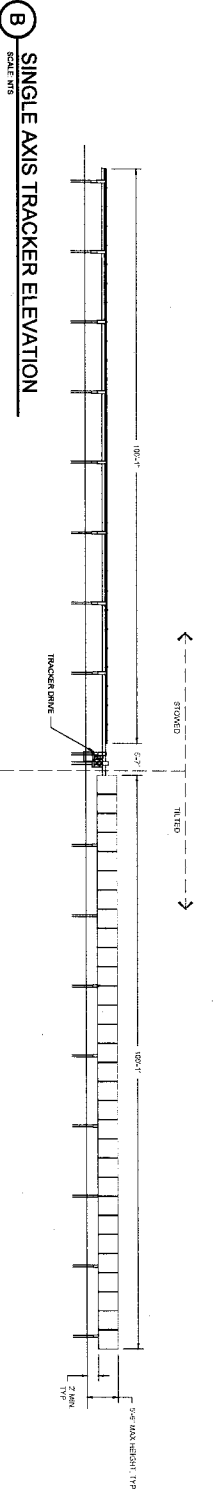
INDIGO RANCH
33°46'42.52"N, 115°21'51.72"W
DESERT CENTER, CA 92328

ARRAY PLAN

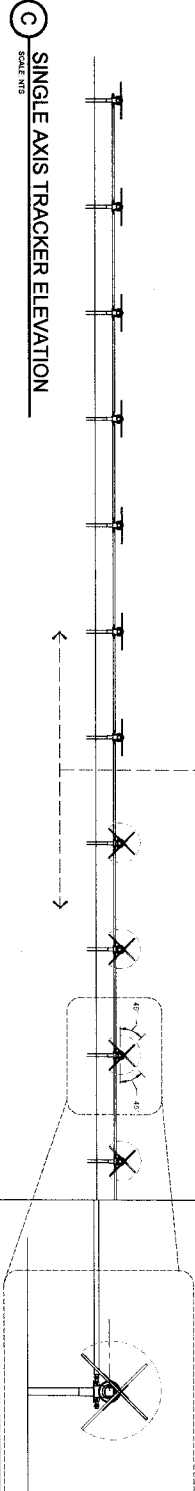
W-111



A ARRAY DETAIL - REPRESENTATIVE
SCALE: NTS



B SINGLE AXIS TRACKER ELEVATION
SCALE: NTS



C SINGLE AXIS TRACKER ELEVATION
SCALE: NTS

NOTES:
1. NONE

KEYED NOTES:
① NONE

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BLUE OAK ENERGY, INC.
SUNBELT 8 (888) 441-4411
DATE: 9/27/15
PLANNER: T. MOSS

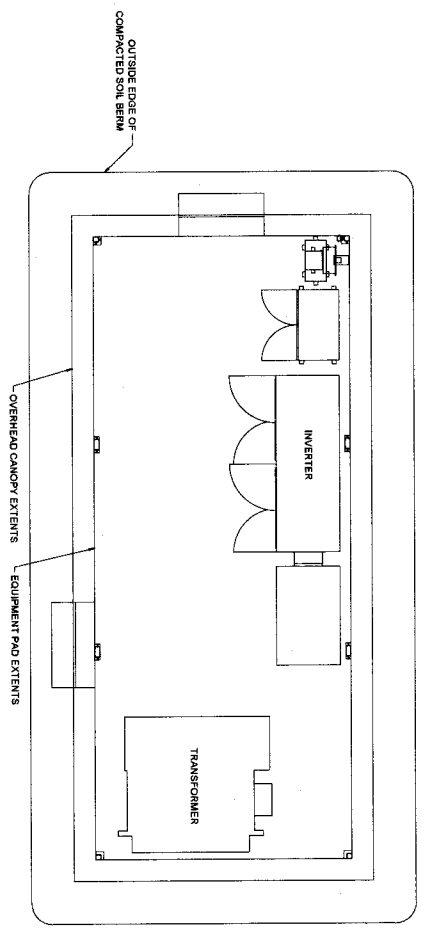
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4	ISSUED FOR PERMITTING	09/11/15	JMM
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8	ISSUED FOR PERMITTING	09/11/15	JMM
9	ISSUED FOR PERMITTING	09/11/15	JMM
10	ISSUED FOR PERMITTING	09/11/15	JMM

BLUE OAK ENERGY, INC.
15400 Duval Avenue, Dublin, CA 94568
www.blueoakenergy.com Phone: 530.747.2006

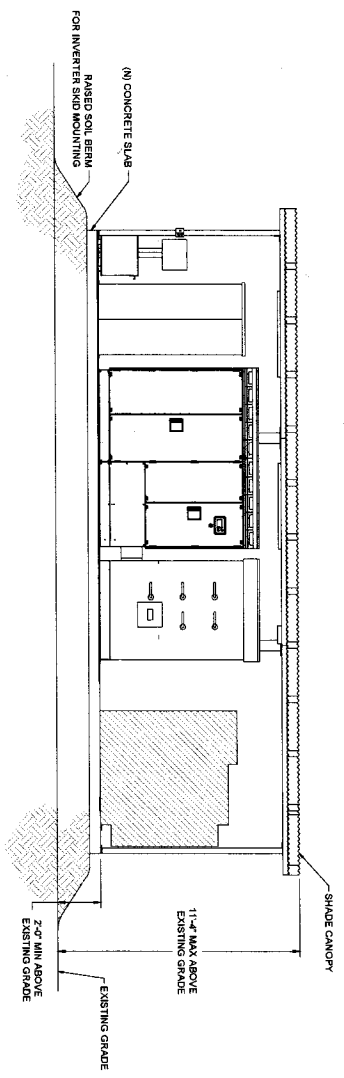
CanadianSolar

INDIGO RANCH
33°26'42.57"N, 115°21'53.27"W
DESERT CENTER, CA 92328
EQUIPMENT PLAN AND ELEVATIONS
W-401

A
INVERTER & TRANSFORMER
EQUIPMENT PAD PLAN VIEW
 SCALE: 3/8" = 1'-0"



B
INVERTER & TRANSFORMER
EQUIPMENT PAD ELEVATION VIEW
 SCALE: 3/8" = 1'-0"



NOTES:
 1. NONE

KEYED NOTES:
 1. NONE

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CASE FILE NUMBER AND #1
DATE: 08/13/2018
PLANNER: L. ROSS

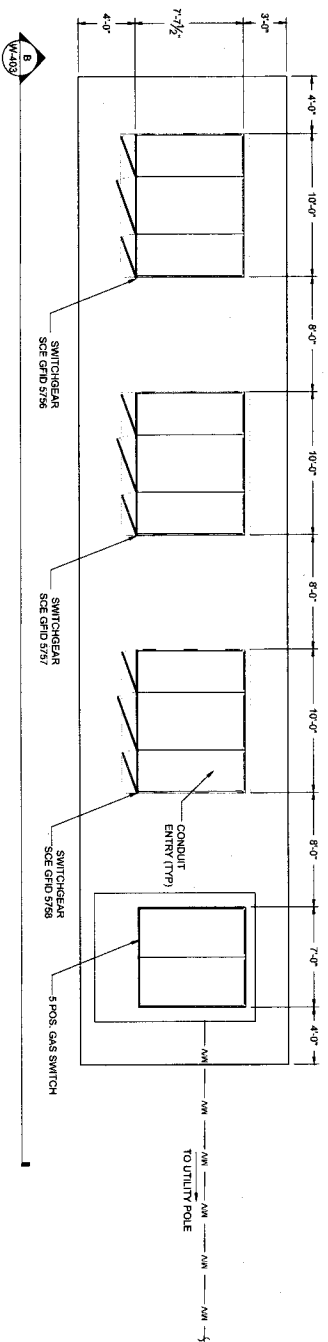
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2	REVISED FOR SUBMITTAL	8/13/18	LR
3	PRELIMINARY	8/13/18	LR
4	FOR REVIEW	8/13/18	LR

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 www.blueoakenergy.com Phone: 530.747.2208

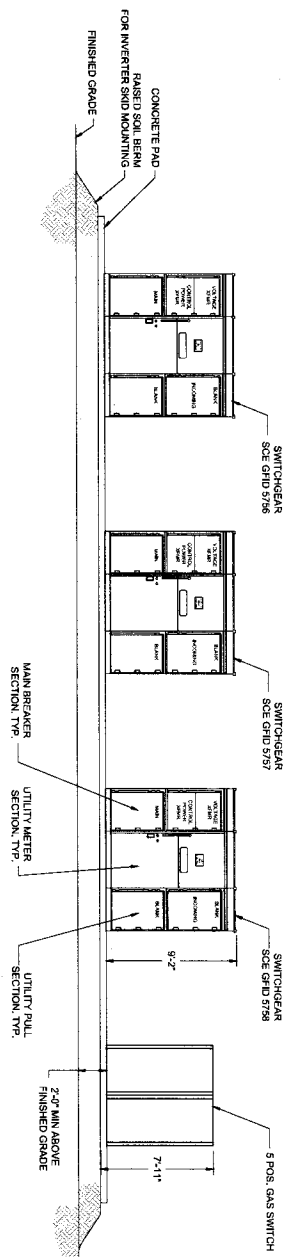
CanadianSolar

INDIGO RANCH
 33°46'24.57"N, 115°21'53.77"W
 DESERT CENTER, CA 92328
INVERTER & TRANSFORMER
EQUIPMENT PAD PLAN AND ELEVATION
W-402

(A) SCE EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



(B) SCE EQUIPMENT ELEVATION
SCALE: 1/8" = 1'-0"



NOTES:
1. NONE

KEYED NOTES:
① NONE

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CanadianSolar

INDIGO RANCH
33766A SQN, 14879A RS 279W
DESERT CENTER, CA 92229
SCE EQUIPMENT PLAN
AND ELEVATION

W-403

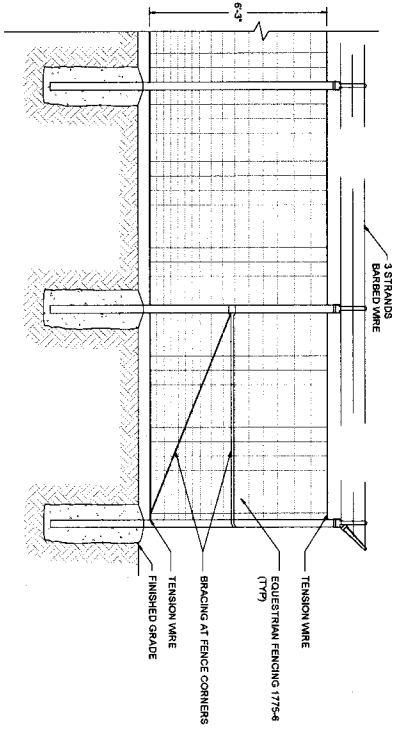
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3	11/13/13	REVISED PER SET	DATE: 11/13/13	
4	11/13/13	REVISED PER SET	DATE: 11/13/13	
5	11/13/13	REVISED PER SET	DATE: 11/13/13	
6	11/13/13	REVISED PER SET	DATE: 11/13/13	
7	11/13/13	REVISED PER SET	DATE: 11/13/13	
8	11/13/13	REVISED PER SET	DATE: 11/13/13	
9	11/13/13	REVISED PER SET	DATE: 11/13/13	
10	11/13/13	REVISED PER SET	DATE: 11/13/13	

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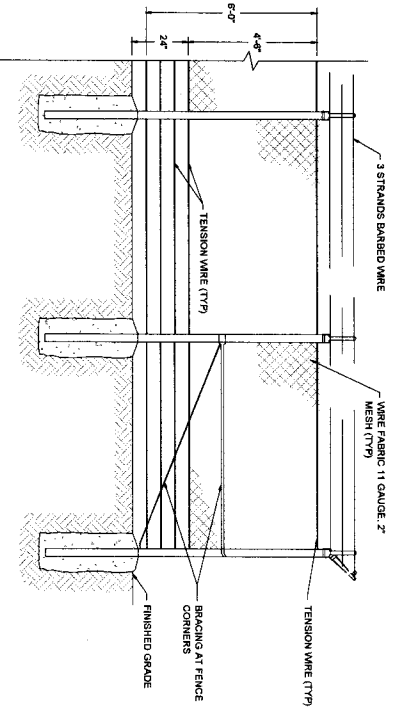
INDIGO RANCH
33766A SQN, 14879A RS 279W
DESERT CENTER, CA 92229
SCE EQUIPMENT PLAN
AND ELEVATION

W-403



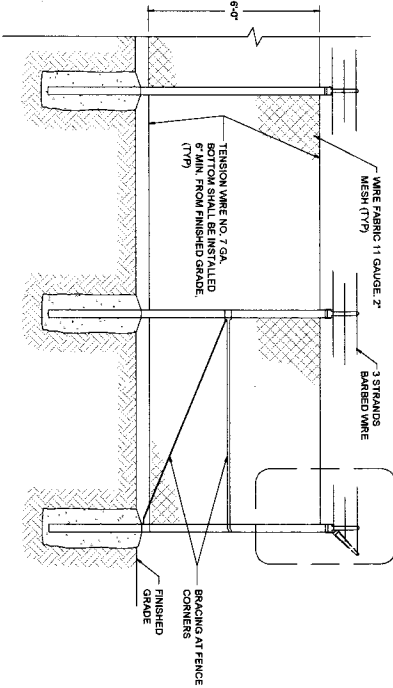
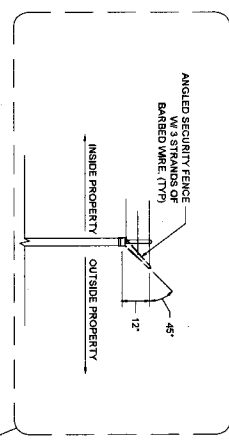
NOTE:
6'-3" HIGH EQUESTRIAN FENCING SUPPORTED WITH TENSION WIRE TOP AND BOTTOM STARTING 6' FROM THE GROUND.

A OPTION A - EQUESTRIAN FENCING FOR SOUTH & WEST SIDES
NON-RESTRICTING STORM WATER FENCING FOR SOUTH & WEST SIDES
SCALE: 1/2"=1'-0"



NOTE:
TENSION WIRE STRANDS AT THE BOTTOM WITH A MINIMUM OF 6" BETWEEN STRANDS FOR 24 INCHES (STARTING FROM THE GROUND).

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



- 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 HINGES SHALL BE WELDED TO PREVENT SETTLEMENT AND SLIPPAGE.
 5. THE MAIN SITE ENTRANCE SHALL HAVE A MANUALLY OPERATED SWINGING GATE.
 6. SEE ELECTRICAL SHEETS FOR REQUIRED SPACING.

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

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DATE CHANGED, AND BY:
DATE: 8/17/18
BY: [Signature]
REASON: [Signature]

NO.	REVISION/QUANTITY	DATE	BY
1	ISSUED FOR PERMIT	8/17/18	[Signature]
2	ISSUED FOR CONSTRUCTION	8/17/18	[Signature]
3	ISSUED FOR [REDACTED]	8/17/18	[Signature]

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INDIGO RANCH

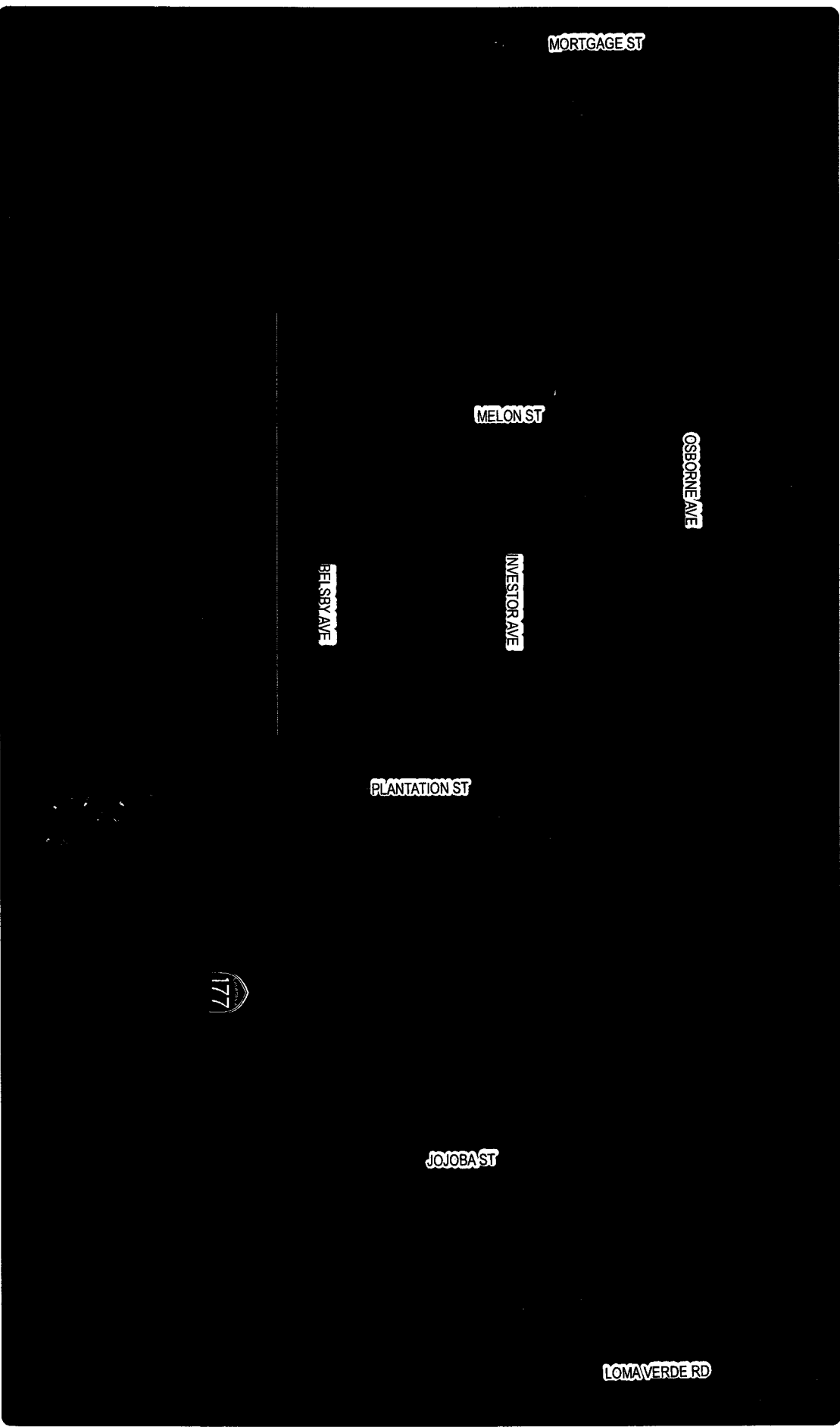
S-201

INDIGO RANCH
337462257N, 1157193727W
DESERT CENTER, CA 92220
FENCE DETAILS

Supervisor Stone
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
VICINITY/POLICY AREAS

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 and 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.ltrna.co.riverside.ca.us/index.html>



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

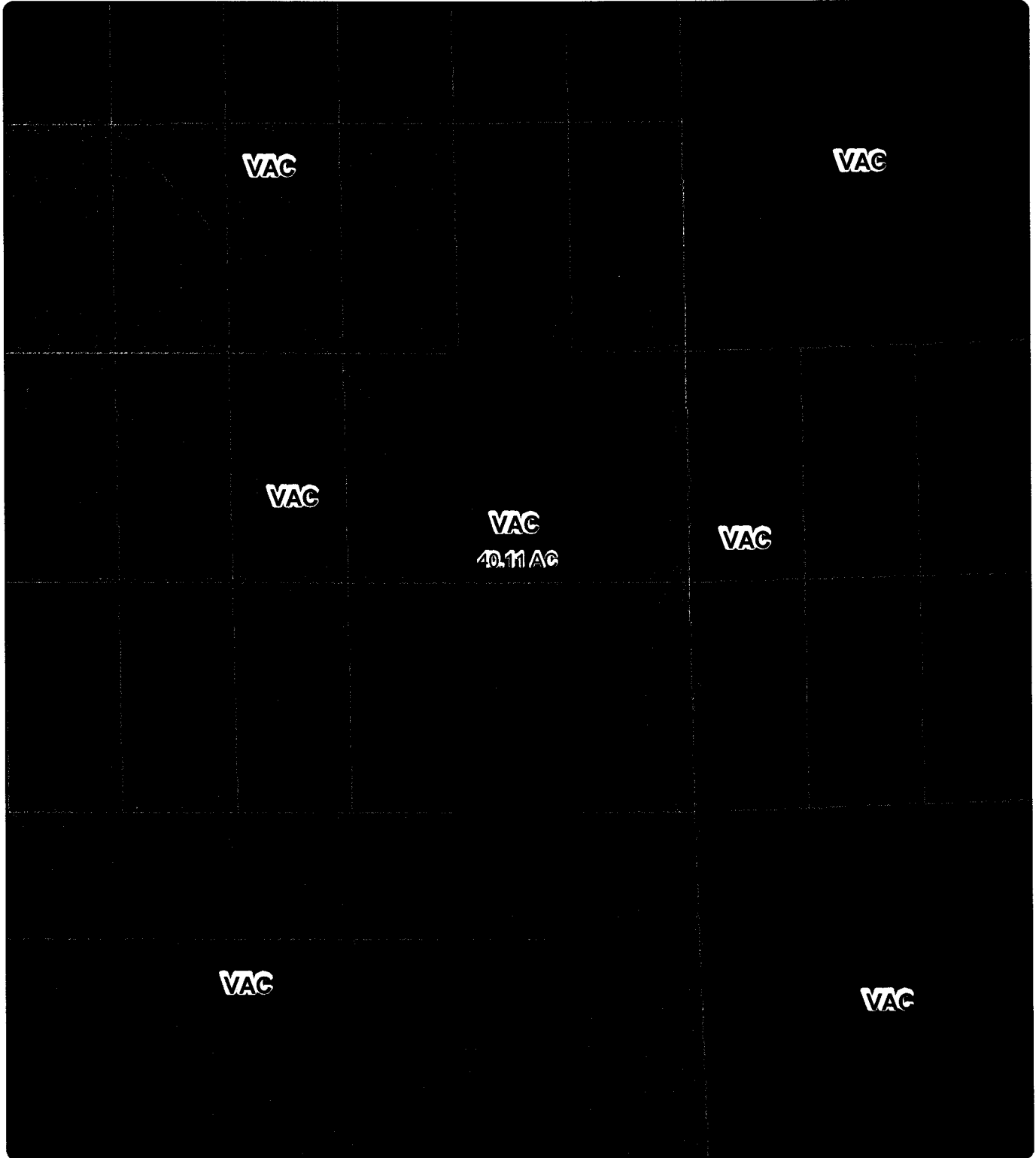
CUP03693 AG01027

Date Drawn: 03/06/2014

Supervisor Benoit
District 4

LAND USE

Exhibit 1



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

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



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

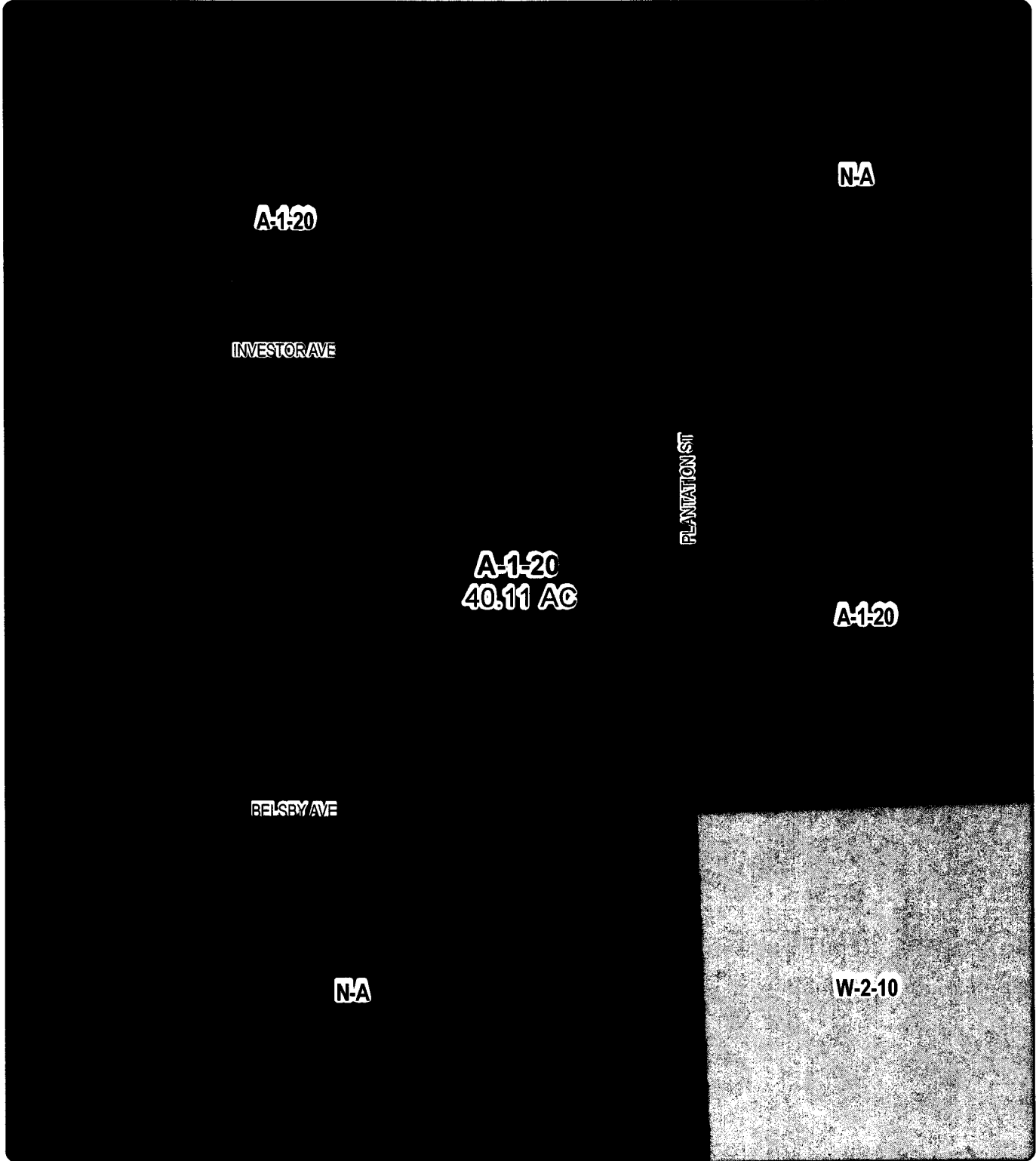
CUP03693 AG01027

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



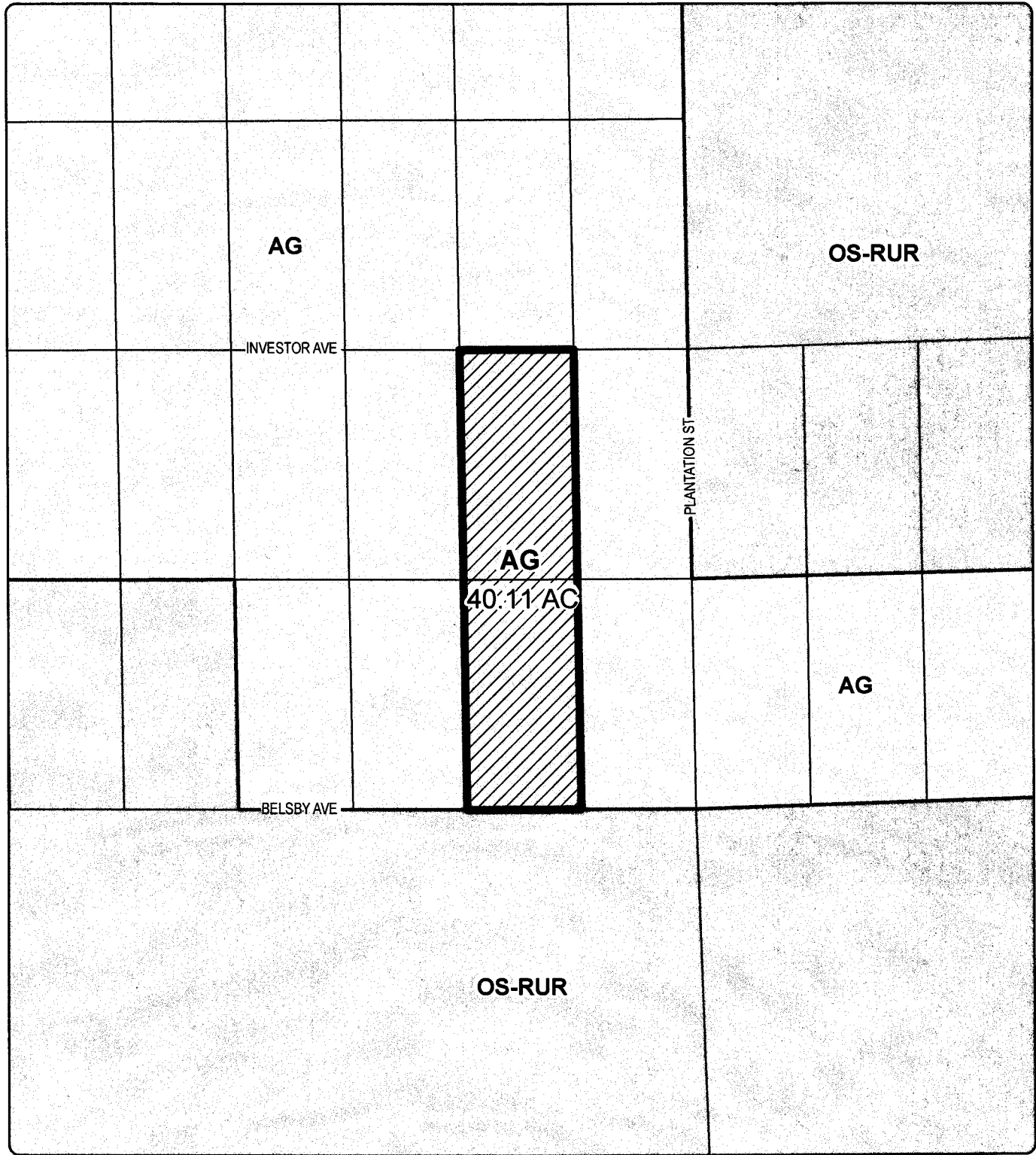
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.lfma.co.riverside.ca.us/index.html>

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



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

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, Development Agreement No. 78 and Ordinance No. 664.54.

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:

The Indigo Ranch Solar Project is a solar power plant project that it is comprised of the following land use cases:

Agricultural Preserve Case

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.

Conditional Use Permit

Conditional Use Permit No. 3693 is a proposal for a 4.5 MW photovoltaic (PV) solar power plant, the Indigo Ranch Solar project, 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.

Development Agreement

The applicant has proposed entering into a Development Agreement (DA No. 78) with the County for the Project. County staff has reached an agreement with the applicant on the provisions of the development agreement. DA No. 78 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 78 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 78 also contains an agreement between the parties with regard to the

computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional Use Permit No. 3693 is conditioned upon Development Agreement No. 78 being entered into and effective.

Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.54, an Ordinance of the County of Riverside Approving Development Agreement No. 78, incorporates by reference and adopts DA No. 78 consistent with Government Code section 65867.5.

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

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

C. Total Project Area: 40.12 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 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:

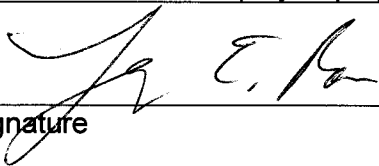
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: 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.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) 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.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project 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.

AGRICULTURE & FOREST RESOURCES Would the project

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

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

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

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

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

	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

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

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

Source: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>
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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"/>
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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"/>
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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?

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?

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?

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?

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

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 CO₂-equivalents (CO₂e). 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 CO₂e 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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

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

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

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?

b) Be compatible with existing surrounding zoning?

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

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

Findings of Fact:

The proposed 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

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

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

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

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.

44. Bike Trails

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

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

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?

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

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

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

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

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

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

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

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

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

Revised: 4/7/2014 11:15 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.

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

10. EVERY..2

USE - HOLD HARMLESS

RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense,

CONDITIONAL USE PERMIT Case #: CUP03693

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

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

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

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

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

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

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03693

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to

CONDITIONAL USE PERMIT Case #: CUP03693

Parcel: 808-240-010

10. GENERAL CONDITIONS

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

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

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

BS PLNCK DEPARTMENT

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

RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based upon the submitted diagrams showing the nearest sensitive receptor located approximately 3,100 feet from the project, the surrounding zoning, and the proposed solar panels, a noise study will not be required.

10.E HEALTH. 2 ENV SITE ASSESSMENT REVIEW RECOMMND

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

10.E HEALTH. 3 CUP 3693 - COMMENTS RECOMMND

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

FIRE DEPARTMENT

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.FIRE. 3 USE- PLAN SUBMITTALS/REVIEW RECOMMND

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

FLOOD RI DEPARTMENT

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

slopes (structural).

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

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

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

10.FLOOD RI. 2 USE PERP DRAINAGE PATTERNS

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE PERP DRAINAGE PATTERNS (cont.) RECOMMND
recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 3 USE 24" ELEVATE FINISH FLOOR RECOMMND
The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Additionally, the panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. Slope protection shall be provided for buildings on fill.

PLANNING DEPARTMENT

10.PLANNING. 1 REN ENG - UTILITY COORDINATION RECOMMND
The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 2 REN ENG - FUTURE INTERFERENCE RECOMMND
If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 3 REN ENG - REPLACE OR MODIFY RECOMMND
The developer/permit holder shall give written notice to the Planning Director and Building and Safety Director prior to the replacement or modification of any portion of the project as shown on the APPROVED EXHIBITS except for routine maintenance. Any changes, refinements or amendments to the existing development approvals granted under Conditional Use Permit No. 3693 shall be processed in accordance with the terms of Section 3.4 of Development Agreement No. 78.

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10. GENERAL CONDITIONS

10.PLANNING. 4 REN ENG - ON SITE DIST. LINES RECOMMND

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

10.PLANNING. 5 REN ENG - PRODUCTION MONITORIN RECOMMND

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

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

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

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

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

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

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

10.PLANNING. 8 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

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

reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

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10. GENERAL CONDITIONS

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

allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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

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

10.PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - PERMIT SIGNS RECOMMND

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

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10. PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

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

10. PLANNING. 36 USE - PDA4804

RECOMMND

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

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

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

Project-related archaeological monitoring shall include the following constraints:

1. Once 50 per cent of the soil to be moved has been examined by the Project Archaeologist, the Project Archaeologist may, at his or her discretion, terminate monitoring if no buried cultural resources have been detected.
2. If buried cultural resources are detected during monitoring, monitoring must continue until the majority of undisturbed soil within the study area has been inspected by the Project Archaeologist or his/her designated

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10. GENERAL CONDITIONS

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

RECOMMND

representative.

3. Grading will cease in the area of newly discovered cultural resources as delineated by the Project Archaeologist or his/her designated representative. Grading may continue in other areas of the site while the resource(s) are investigated.

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

10.PLANNING. 37 USE - GEO02330

RECOMMND

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

GEO02330 concluded:

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

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10. GENERAL CONDITIONS

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

RECOMMND

7.The most likely geologic hazards to affect the site are ground shaking/seismicity and wind or water erosion.

GEO02330 recommended:

1.Structures be designed to comply with the latest California Building Code and Riverside County Building and Safety Department requirements.

2.Implementation of a construction Storm Water Pollution Prevention Plan and BMP's to reduce water and wind erosion during construction and operation.

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

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

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10. GENERAL CONDITIONS

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

treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 39 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

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

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

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close

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10. GENERAL CONDITIONS

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

association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 40 USE - SOLAR PROJECTS RECOMMND

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

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

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

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

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

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.TRANS. 10 USE - ENCROACHMENT PERMIT

RECOMMND

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

20. PRIOR TO-A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3693 shall be effective the date that Development Agreement No. 78 is effective and shall continue for a period of thirty years thereafter, approximately July 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to the provisions of Development Agreement No. 78 and the "Existing Land Use Regulations" referenced in Development Agreement No. 78.

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

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

20.PLANNING. 5 USE-AUTO TERMINATION BY NONUSE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - SITE DESIGN BMPS RECOMMND

Prior to the issuance of a grading permit, the grading plan shall include the Site Design BMPS to be utilized to mitigate impacts to water quality. This includes but is not limited to minimizing urban runoff by maximizing permeable areas, incorporating landscape buffers and directing drainage flows to these areas. Minimizing directly connected impervious areas by directing roof runoff to vegetative swales or landscape buffer areas. Minimizing impervious footprint by using open jointed paving materials or permeable surfaces. Conserving natural areas; by preserving native trees and shrubs; planting additional native or drought tolerant trees and shrubs; and directing drainage to natural areas.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Building and Safety Department Environmental Compliance
Division for review and approval prior to issuance of a
grading permit.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD

RECOMMND

In order to avoid impacts on nesting birds, vegetation clearing should be scheduled during the non-breeding season (generally between September 1 and January 31) to the extent feasible. If project timing requires that vegetation clearing activities occur during the nesting season for birds (February 1 to August 31), a pre-construction survey for nesting birds should be conducted within three days prior to commencement of construction by a qualified Biologist. If nests are found, a protective buffer will be established around each active nest. The buffer size will be determined by a qualified Biologist based on the location of the nest and sensitivity of species to disturbance.

60.EPD. 2 - RAPTOR NESTING SURVEY

RECOMMND

If construction commences during the nesting raptor season (February 1 to June 30), a pre-construction survey for active raptor nests will be conducted within three days prior to commencement of construction to ensure that no raptors are nesting on the project site. If any nests are observed, a protective buffer will be established around each active nest. The buffer size will be determined by a qualified Biologist based on the location of the nest and the sensitivity of the species to disturbance.

60.EPD. 3 - BADGER AND KIT FOX DENS

RECOMMND

A qualified Biologist shall perform pre-construction surveys for badger and kit fox dens on the project site, including areas within 100 feet of all project facilities, utility corridors, and access roads. Surveys may be concurrent with burrowing owl surveys. If dens are detected, each den will be classified as inactive, potentially active, or definitely active. Inactive kit fox and badger dens and burrows that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers or kit foxes.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

- BADGER AND KIT FOX DENS (cont.)

RECOMMND

Potentially and definitely active dens that would be directly impacted by construction activities will be monitored by a qualified Biologist for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or game/infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den will be excavated and backfilled by hand. If tracks are observed, and especially if high or low ambient temperatures could potentially result in harm to kit fox or badger from burrow exclusion, various passive hazing methods may be used to discourage occupants from continued use. After verification that the den is unoccupied, it will then be excavated and backfilled by hand to ensure that no badgers or kit foxes are trapped in the den. In the event that passive relocation techniques fail for badgers or kit foxes, the Biologist will contact CDFW to explore other relocation options, which may include trapping.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 2

USE EROS CNTRL AFTER RGH GRAD

RECOMMND

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

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PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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

RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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

etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 9 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 3-29-13, summarized as follows:

Applicant to provide a Waste Recycling Plan to Waste Management.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3693, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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60.PLANNING. 15 USE - ARCHEAO MONITOR

RECOMMND

CULTURAL RESOURCE MONITOR REQUIRED:
PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 16 USE - AG PRESERVE CANCEL

RECOMMND

A grading permit shall not be issued until after the Board of Supervisors has issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1027, located within Chuckwalla Agricultural Preserve No. 2, Map No. 622, and the Board of Supervisors has adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve.

(If condition 80.PLANNING.28 is MET, this condition is MET.)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

USE - CNST RSTRTN PLN SOLAR(1)

RECOMMND

Prior to grading permit issuance, a Construction Restoration Plan must be prepared by the applicant and approved by the Planning Department. The plan shall include a monitoring and compliance plan that establishes the monitoring requirements and thresholds for acceptable performance. The plan shall include at minimum, the following elements:

- 1.The Applicant shall reduce visual impacts during construction by clearly delineating construction boundaries and minimizing areas of surface disturbance; preserving existing, native vegetation to the extent feasible; utilizing undulating surface-disturbance edges; stripping, salvaging, and replacing topsoil; using contoured grading; controlling erosion; using dust suppression techniques; and restoring exposed soils to their original contour and vegetation.
- 2.Visual impact mitigation objectives and activities shall be discussed with equipment operators before construction activities begin.
- 3.Existing rocks, vegetation, and drainage patterns shall be preserved to the extent feasible.
- 4.Brush-beating or mowing or using protective surface matting rather than removing vegetation shall be employed where feasible.
- 5.Slash from vegetation removal shall be mulched and spread to cover fresh soil disturbances as part of the re-vegetation plan. Slash piles shall not be left in sensitive viewing areas.
- 6.The visual color contrast of graveled surfaces shall be reduced with approved color treatment practices.
7. No paint or permanent discoloring agents shall be applied to rocks or vegetation to indicate surveyor construction activity limits.
- 8.All stakes and flagging shall be removed from the construction area and disposed of in an approved facility.
- 9.Visual design elements to be integrated into construction plans, details, shop drawings and specifications must at a