

Salvador Solar

Initial Study/Mitigated Negative Declaration

CEQA Number: CEQ220011

June 2022

Lead Agency:

County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Project Applicant:

Uniu Energy Management Services, LLC
2045 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Project Consultant:

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260

 The **Altum** Group

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- Appendix A2: Photometric Analysis
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Acronyms

1992 Plan	CO	1992 Federal Attainment Plan for Carbon Monoxide
AMSL		Above Mean Sea Level
AQMP		Air Quality Management Plan
AB		Assembly Bill
APN		Assessor's Parcel Number
ADT		Average Daily Trips
BMS		Battery Management System
Caltrans		California Department of Transportation
CEQA		California Environmental Quality Act
CFGC		California Fish and Game Code
CALGreen		California Green Building Standards Code
CNPS		California Native Plant Society
CNDDB		California Natural Diversity Database
CAP		Climate Action Plan
CVMSHCP		Coachella Valley Multiple Species Habitat Conservation Plan
CVWD		Coachella Valley Water District
CSA		Community Service Area
CERLA		Comprehensive Environmental Response, Compensation, and Liability Act
CUP		Conditional Use Permit
DTSC		Department of Toxic Substance Control
DA		Development Agreement
FEMA		Federal Emergency Management Agency
FTA		Federal Transit Administration
FHSZ		Fire Hazard Severity Zone
HMBP		Hazardous Materials Business Plan
ITE		Institute of Transportation Engineers
WMP		Integrated Regional Water Management Plan
I-10		Interstate 10
LOS		Level of Service
LRA		Local Responsibility Area
MDR		Medium Density Residential
MW		Megawatt
MWD		Metropolitan Water District of Southern California

MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
MU	Mixed Use
MLD	Most Likely Descendant
NPDES	National Pollutant Discharge Elimination System
NAHC	Native American Heritage Commission
PM10	Particulate Matter
ppm	Parts Per Million
PCE	Passenger Car Equivalent
PERC	Passivated Emitter Rear Cell
PPV	Peak Particle Velocity
PV	Photovoltaic
PRC	Public Resources Code
R-D	Regulated Development Area
RCALUCP	Riverside County Airport Land Use Compatibility Plan
RMS	Root Mean Square Amplitude
RR	Rural Residential
SB	Senate Bill
R-1	Single-Family Residential zone
SRA	Source Receptor Area
SCAQMD	Southern California Air Quality Management District
SCE	Southern California Edison
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
WCVAP	Western Coachella Valley Area Plan

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ220011
Project Case Type (s) and Number(s): CUP220003, CZ2200004, DA2200003
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Timothy Wheeler, Urban Regional Planner IV
Telephone Number: 951-955-6060
Applicant's Name: Fred Noble, Uniun Energy Management Services, LLC
Applicant's Address: 2045 E. Tahquitz Canyon Way, Palm Springs, CA 92262

I. PROJECT INFORMATION

Project Description: A Change of Zone for the Project proposes to modify the entire Project site from Single-Family Residential zone (R-1) to Regulated Development Area (R-D). A Conditional Use Permit (CUP) and Development Agreement (DA) proposes the development of a 400-megawatt (MW) battery and 60-150 MW unmanned solar facility and associated improvements on a 147.1 net acre site, located south of Ramon Road and east of Interstate 10 (I-10) in Thousand Palms in the unincorporated County of Riverside.

The proposed Salvador Solar Project (Project) sponsored by Uniun Energy Management Services, LLC supports the reduction of carbon emissions through the development of sustainable renewable energy sources. An interconnect will direct the power to the SCE power grid via an underground power line extension from the project site to the Southern California Edison (SCE) Mirage Substation north of Ramon Road. The energy will ultimately be sold to a future buyer. California is pursuing its goal of an all-renewable electrical generating future. This project responds to this need and also addresses the issues associated with the intermittent nature of energy production through inclusion of on-site storage battery capacity. Utility Companies have been ordered to procure a very large storage battery capacity to keep the lights on when the sun goes down or the wind doesn't blow. Inclusion of storage battery capacity as part of the Salvador project supports this effort by ensuring that it contributes to the supply of solar energy that can be stored and released in the evening.

The proposed battery facility will occupy approximately 40 acres of the site. It will consist of 400 self-contained one MW storage batteries to be installed on elevated metal platforms. The balance of the site will be occupied by Photovoltaic (PV) rows consisting of 96 modules each, 2 x 48 single axis trackers, bifacial passivated emitter rear cell (PERC) technology.

Landscaping would be provided along the western perimeter and a portion of the southern perimeter of the site. Fire access would be provided from Ramon Road to the Project site. Water services to the Project site would be provided by Coachella Valley Water District (CVWD) via an existing water line beneath Ramon Road to ensure solar panel maintenance and landscaping care along the perimeter of the site. No sewage or storm drain facilities would be needed for the proposed Project. Paving will be limited road base gravel as is done in the windfarms of the Coachella Valley. Rainfall will freely drain through the platforms, solar array and the pervious roads into the native soils within the site and not create a water quality concern as water quality level storm events will infiltrate into the site soils. All project runoff would be drained via contour grading, which would match the historical drainage patterns of the site. A detailed plan for closure and site restoration will be submitted and approved by the County prior to building permit issuance. The detailed plan for closure and site restoration upon termination of the use of the site for a solar power plant will include an explanation of methodology used in developing the proposed plan and proposed provisions for financial security to ensure implementation of the plan.

Refer to Exhibit 1, *Regional Map*, Exhibit 2, *Vicinity Map*, Exhibit 3.1 through 3.4, *Site Plan*, Exhibit 4, *Site Photos*, Exhibit 5, *Fencing Wall Plan*, and Exhibit 6 *Conceptual Landscape Plan*.

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

B. Total Project Area:

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 165.2 gross ac / 147.1 net ac			

C. Assessor's Parcel No(s): 651-130-062 through -065, 651-140-039 through -042, and 651-140-017 through -025

Street References: South of Ramon Road and east of I-10

D. Section, Township & Range Description or reference/attach a Legal Description: Section 21, Township 4 South, Range 6 East, San Bernardino Base and Meridian

E. Brief description of the existing environmental setting of the project site and its surroundings: Under existing conditions, the Project site is vacant and undeveloped with scattered desert vegetation. Immediately north of the Project site is vacant, undeveloped conservation land. Immediately west of the Project site is vacant, undeveloped land and a residential community under the Specific Plan 378. Immediately south of the site is vacant, undeveloped land and a portion of an existing golf course. Immediately east of the site is vacant, undeveloped conservation land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The Project site is located within the Western Coachella Valley Area Plan (WCVAP) of the County of Riverside's General Plan. The General Plan and WCVAP designate the site for Medium Density Residential (MDR) and Rural Residential (RR) land uses. The MDR land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses are also allowed within this category. The RR land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development and associated uses, and governmental uses are allowed within this designation. The Project site is zoned Single-Family Residential zone (R-1). According to the Riverside County Land Use Ordinance No. 348, the R-1 zone allows one-family dwellings, field crops, limited animal keeping, public parks, nurseries, daycare centers, mobile home parks, and churches. The Change of Zone request would change the Project's zoning classification of R-1 to Regulated Development Area (R-D) which allows for solar power plants on a lot 10 acres or larger with an approved Conditional Use Permit (CUP) entitlement

2. Circulation: The proposed Project was reviewed for conformance with Riverside County Ordinance No. 461, "Road Improved Standards and Specifications" by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.

- 3. Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed Project meets all other applicable Multipurpose Open Space Element Policies. No riparian or other sensitive vegetation is located on the site and the site is not a wildlife corridor and is not located in a floodway or floodway fringe area. The site also does not contain agricultural resources, mineral resources, would not impact any known significant cultural or paleontological resources as any cultural resources are being avoided and undisturbed through project design and layout. Additionally, the project is not located in a designated scenic corridor, but is close to the I-10 Freeway which is a County Eligible Scenic Highway. The Project would not be a water-intensive use and the Project's landscaping plan would comply with County Ordinance No. 859.3, "Water Efficient Landscape Requirements."
- 4. Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets all other applicable Safety Element policies. The Project site is not located in a seismic fault rupture area, area subject to landslides, seiches, or significant liquefaction. The site is also not located in a wildfire hazard area.
- 5. Noise:** The proposed Project meets all applicable Noise Element policies and would not exceed Riverside County noise standards as concluded by the analysis contained herein. The Project's construction and operational activities are required to comply with the Riverside County Noise Ordinance found in County Code Section 9.52.020.
- 6. Housing:** No housing is proposed by this Project. The Project would not displace any existing housing. There are no significant adverse impacts to housing as a direct result of this Project.
- 7. Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during construction activities in accordance with the SCAQMD Rule 403. As concluded by the analysis contained herein, the proposed Project would not exceed the SCAQMD's regional emission significance threshold for any criteria pollutant during its operation; would not exceed the SCAQMD's significance thresholds for cancer and non-cancer health risks beyond thresholds of significance established by the SCAQMD; and would not create objectionable odors that affect sensitive receptors. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
- 8. Healthy Communities:** The Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential homes). The Project is not subject to severe natural hazards. The Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.
- 9. Environmental Justice:** The Project site is located within the Environmental Justice area. Therefore, the Project would be looking at Environmental Justice compliance for the main categories identified in the County's General Plan.

B. General Plan Area Plan(s): Western Coachella Valley Area Plan

C. Foundation Component(s): Community Development and Rural

D. Land Use Designation(s): Medium Density Residential and Rural Residential

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Western Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development and Rural
3. **Land Use Designation(s):** Medium Density Residential, Medium High Density Residential, Public Facilities, Mixed Use Area, Rural Residential, High Density Residential
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

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

I. Existing Zoning: Single-Family Residential (R-1)

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

K. Adjacent and Surrounding Zoning: R-3-6000, SP Zone, R-1, Mixed Use (MU), R-2, R-5

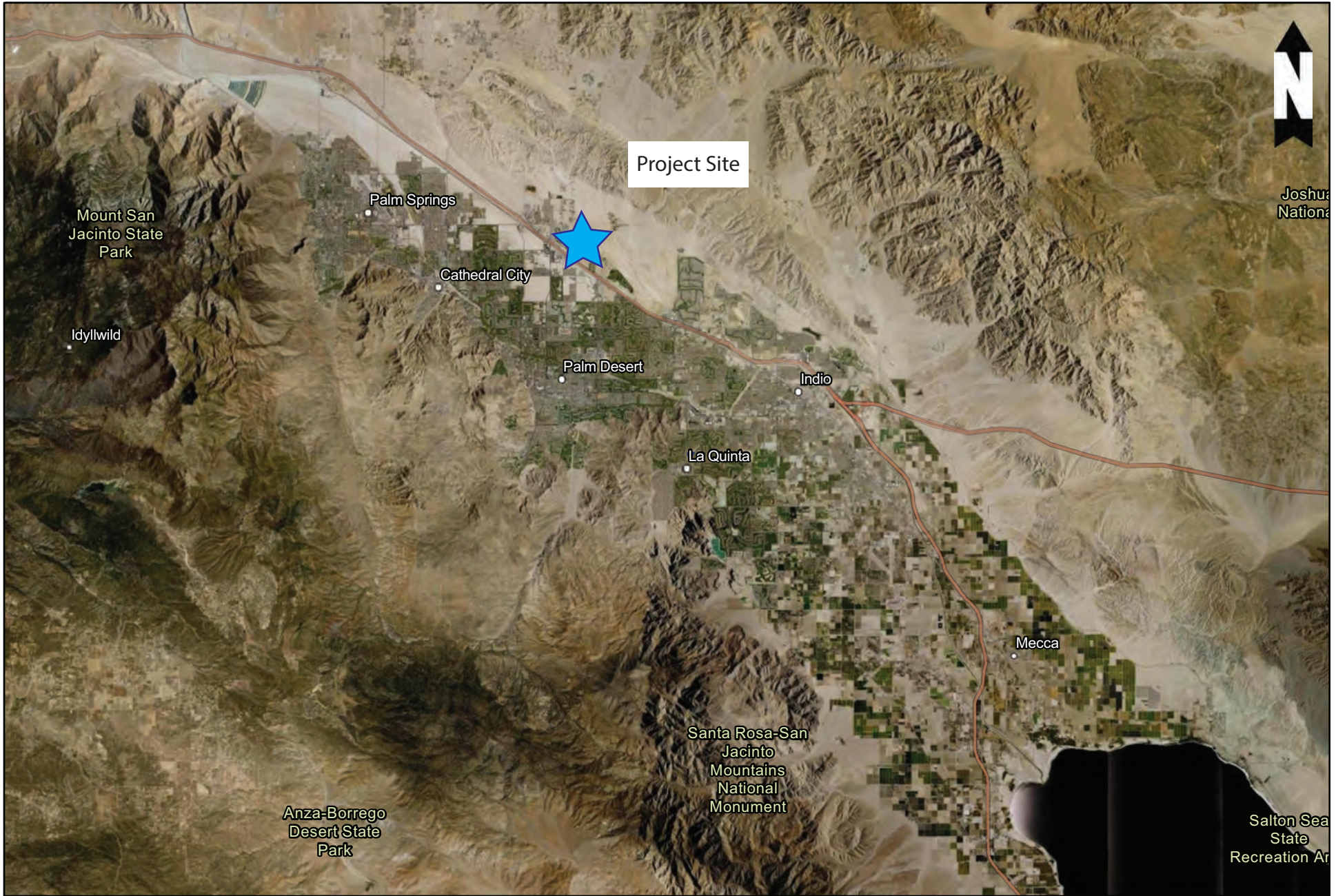
Executive Summary of Findings

The proposed Project is consistent with the existing County of Riverside General Plan land use designation: Medium Density Residential and Rural Residential. The Project was analyzed by a qualified biologist, archaeologist, air quality, noise, traffic, and geotechnical consultant (refer to Appendix A through Appendix H attached to this Initial Study).

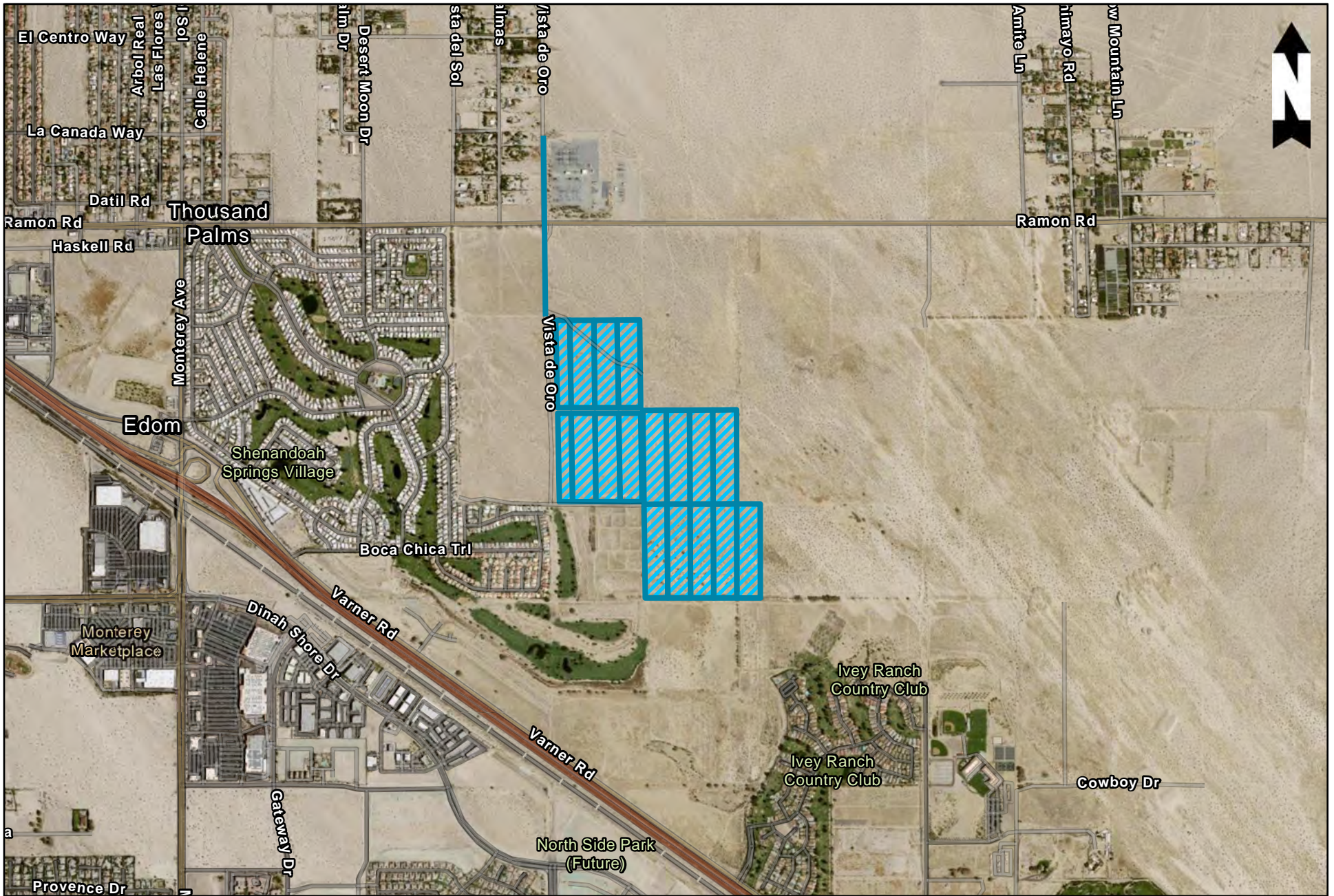
As analyzed throughout Section V, the proposed project would result in less-than significant impacts or no impact to every element of the project except for aesthetics, Wildlife & Vegetation, Historic Resources, Archeological Resources, Paleontological Resources, Housing, Recreation, and Tribal Cultural Resources, which will require mitigation measures through project design and compliance with existing policies or regulations to reduce their impacts to less than significant. As such, cumulatively considerable impacts associated with the proposed project would be less than significant with mitigation incorporated.

With the implementation of the mitigation measures reviewed throughout this Initial Study, the Project will not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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. Furthermore, the environmental evaluation of this Initial Study concludes that, with adherence to all mitigation measures, the Project's cumulatively considerable impacts will be mitigated to less-than-significant levels.

In conclusion, pursuant to State CEQA Guidelines Section 15369.5, the proposed Project meets the criteria for a Mitigated Negative Declaration.

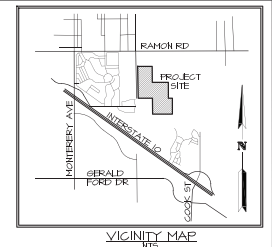


1 in = 5.17 miles

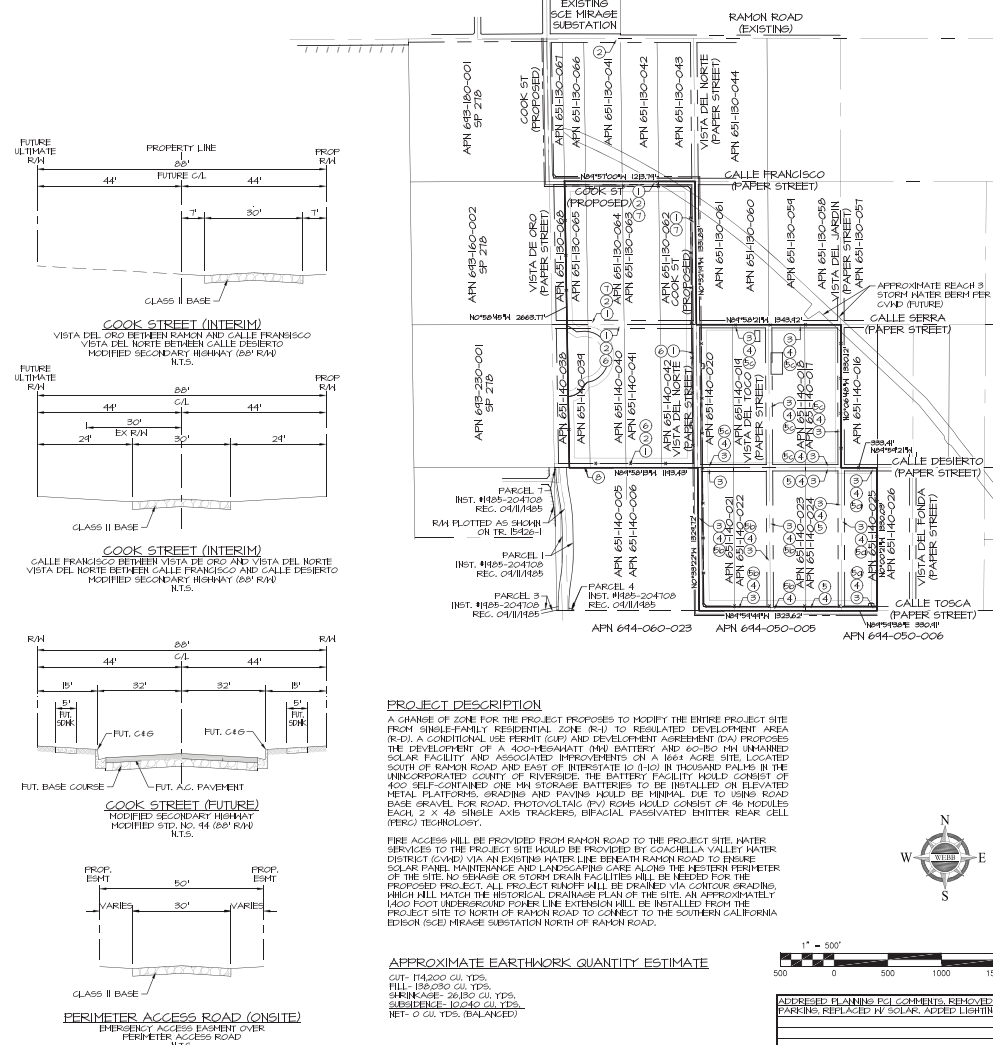


1 in = 0.36 miles

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONDITIONAL USE PERMIT NO. 220003
LOCATED IN SECTION 21, T. 4 S., R. 6 E., S.B.M.



VICINITY MAP



- GENERAL INFORMATION**
- 1. THOUSAND PALMS HOME BOOK PAGE 108 (S.D. 62, 63, 64, 1B, 4 H).
 - 2. PROJECT IS WITHIN THE WESTERN COACHELLA VALLEY AREA PLAN.
 - 3. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
 - 4. PROJECT IS NOT WITHIN A COMMUNITY SERVICE AREA.
 - 5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
 - 6. THERE IS AN EXISTING HILL ON THE PROPERTY. (PERMIT #30638) HILL TO REMAIN PROTECT IN PLACE.
 - 7. ALL SLOPES ARE 3:1 RATIO MAX UNLESS OTHERWISE NOTED.
 - 8. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - 9. LAND HAS MODERATE LIQUEFACTION POTENTIAL.
 - 10. SURFACE WATER DRAINAGE DISPOSAL IS NOT INTENDED.
 - 11. NO SEWER IS PROPOSED DUE TO THE SITE BEING AN UN-IMMANED FACILITY.
 - 12. NO EXISTING STRUCTURES OR OBSTACLES ON SITE.
 - 13. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A" (WHITEWATER WATERSHEDS).
 - 14. FLOOD ZONE "AO" AREA OF ALLUVIAL FAN FLOODPLAINS (1-2" DRAINAGE PER FEMA PANEL 0606000009 (EFFECTIVE DATE AUGUST 28, 2020).

OWNER
THOUSAND PALMS 276, LLC
P.O. BOX 12080
PALM DESERT, CA 92266
CONTACT: FRED MARLE
PHONE: (760) 323-4440
FAX: (760) 591-1284

APPLICANT
INUN ENERGY MANAGEMENT SERVICES, LLC
2018 E. TARGLET CANYON WAY
PALM DESERT, CA 92262
CONTACT: FRED MARLE
PHONE: (760) 323-4440
FAX: (760) 591-1284

ENGINEER / REPRESENTATIVE
ALBERT A. HERR ASSOCIATES
3708 MCKAY STREET
RIVERSIDE, CA 92506
CONTACT: ALAN PACE, CES
PHONE: (951) 686-1270
FAX: (951) 788-1256

SOILS ENGINEER
PETRA GEOSCIENCES INC.
42-240 GREENWAY, SUITE E
PALM DESERT, CA 92262
CONTACT: ALAN PACE, CES
PHONE: (760) 340-5528
FAX: (760) 340-5046

APN
66150-062 THU-068
66150-011 THU-025
66150-091 THU-042

LAND USE AND ZONING
EXISTING LAND USE: VACANT LOT
EXISTING PROPOSED GENERAL PLAN LAND USE: MEDIAN RESIDENTIAL (MR) AND RURAL RESIDENTIAL (RR)
EXISTING ZONING: R-1 (RURAL) (ALL APNS)
PROPOSED ZONING: R-3 (REGULATED DEVELOPMENT) (ALL APNS)

ACREAGE
167.2 GROSS ACRES
81.2 NET ACRES

SCHOOL DISTRICT
PALM SPRINGS UNIFIED SCHOOL DISTRICT

UTILITY PROVIDERS
WATER: COACHELLA VALLEY WATER DISTRICT
SEWER: N/A
ELECTRICAL: SOUTHERN CALIFORNIA GAS COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: FRONTIER
CABLE TV: CHARTER COMMUNICATIONS

LEGAL DESCRIPTION
PARCELS 21, 22, 23, 24, 25, 26, 27 and 28, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE RECORDS OF SURVEY, FILED IN BOOK 22, PAGE 3 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA SUMMARY

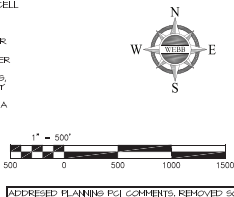
PROPOSED	SQUARE FEET (SF)	ACREAGE (AC)
SOLAR PANELS	4,734,427.0	108.7
BATTERY FACILITY	114,541.5	2.28
ON-SITE SUBSTATION	79,203	1.7
ON-SITE PERIMETER	74,937	1.64
ACCESS ROAD AND NET AREA	151.6	0.003
CULTURAL AREA	208,018	4.8
ROCK DEPOSITION	403,266.7	9.3
GROSS AREA	508,167	11.6

- EASEMENT NOTES**
- ① AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF RECORD OF SURVEY RECORDED NOVEMBER 28, 1954 AND ON FILE IN BOOK 22, PAGE 3 OF RECORD MAPS FOR ROADS, UTILITY AND INCIDENTAL PURPOSES.
 - ② AN OFFER OF DEDICATION FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 2, 1956 AS BOOK 190, PAGE 125 OF OFFICIAL RECORDS, TO COUNTY OF RIVERSIDE.
 - ③ AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF RECORD OF SURVEY RECORDED OCTOBER 18, 1956 AND ON FILE IN BOOK 25, PAGE 44 OF RECORD MAPS FOR ROADS, UTILITY AND INCIDENTAL PURPOSES.
 - ④ AN OFFER OF DEDICATION FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1956 AS BOOK 191, PAGE 431 OF OFFICIAL RECORDS, TO COUNTY OF RIVERSIDE.
 - ⑤ AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES TO BE USED IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1959 IN BOOK 2236, PAGE 248 (1/3) APRIL 19, 1959 AS INSTRUMENT NO. 28910 IN BOOK 2251, PAGE 460 (5/8) SEPTEMBER 24, 1954 AS INSTRUMENT NO. 8204 (1/5B) AND MARCH 28, 1956 AS INSTRUMENT NO. 2718 IN BOOK 2663, PAGE 345 (1/3) ALL OF OFFICIAL RECORDS IN FAVOR OF TITLE INSURANCE AND TRUST COMPANY.
 - ⑥ AN EASEMENT FOR ROADWAY, PUBLIC UTILITIES TO BE USED IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES, RECORDED MARCH 29, 1959 AS INSTRUMENT NO. 2714 IN BOOK 2663, PAGE 344 OF OFFICIAL RECORDS, IN FAVOR OF TITLE INSURANCE AND TRUST COMPANY.
 - ⑦ AN EASEMENT FOR ROADWAY, PUBLIC UTILITIES TO BE USED IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 19, 1954 AS INSTRUMENT NO. 1908 IN BOOK 501, PAGE 4 OF OFFICIAL RECORDS, IN FAVOR OF TITLE INSURANCE AND TRUST COMPANY.
 - ⑧ 4,000' WIDE EASEMENT FOR SEWER, WATER, TELEPHONE AND POWER LINES FOR OTHER UTILITY AND FOR ROADWAY AND RIGHT-OF-WAY PURPOSES AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1955 AS INSTRUMENT NO. 11826 OF OFFICIAL RECORDS.

PROJECT DESCRIPTION
A CHANGE OF ZONE FOR THE PROJECT PROPOSES TO MODIFY THE ENTIRE PROJECT SITE FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO REGULATED DEVELOPMENT AREA (R-3). A CONDITIONAL USE PERMIT (CUP) AND DEVELOPMENT AGREEMENT (DA) PROPOSES THE DEVELOPMENT OF A 400-KW-SHAWT (HW) BATTERY AND 60-80 MW UNIMANED SOLAR FACILITY AND ASSOCIATED IMPROVEMENTS ON A 166.1 ACRE SITE LOCATED SOUTH OF RAMON ROAD AND EAST OF INTERSTATE 15 (I-15) IN THOUSAND PALMS IN THE UNINCORPORATED COUNTY OF RIVERSIDE. THE BATTERY FACILITY SHALL CONSIST OF 400 SELF-CONTAINED ONE 19K STORAGE BATTERIES TO BE INSTALLED ON ELEVATED METAL PLATFORMS. GRADING AND PAVING SHALL BE MINIMAL DUE TO USING ROAD BASE GRAVEL FOR ROAD, PHOTOVOLTAIC (PV) ROWS SHALL CONSIST OF 46 MODULES EACH, 2 X 48 SINGLE AXIS TRACKERS, BIFACIAL PASSIVATED WHITEHAT REAR CELL TECHNOLOGY.

FIRE ACCESS WILL BE PROVIDED FROM RAMON ROAD TO THE PROJECT SITE. WATER SERVICES TO THE PROJECT SITE SHALL BE PROVIDED BY COACHELLA VALLEY WATER DISTRICT (CWWD) VIA AN EXISTING WATER LINE BENEATH RAMON ROAD TO BREAK. SOLAR PANEL MAINTENANCE AND LANDSCAPING CARE ALONG THE WESTERN PERIMETER OF THE SITE. NO SEWERAGE OR STORM DRAIN FACILITIES WILL BE NEEDED FOR THE PROPOSED PROJECT. ALL PROJECT RUNOFF WILL BE DRAINED VIA CONTOUR GRADING WHICH WILL MATCH THE HISTORICAL DRAINAGE PLAN OF THE SITE. AN APPROXIMATELY 1500 FOOT UNDERGROUND POWER LINE EXTENSION WILL BE INSTALLED FROM THE PROJECT SITE TO NORTH OF RAMON ROAD TO CONNECT TO THE SOUTHERN CALIFORNIA EDISON (SCED) MIRAGE SUBSTATION NORTH OF RAMON ROAD.

APPROXIMATE EARTHWORK QUANTITY ESTIMATE
CUT: 114,200 CU. YDS.
FILL: 150,000 CU. YDS.
SHRINKAGE: 26,150 CU. YDS.
SIDEWALK: 10,600 CU. YDS.
NET: 0 CU. YDS. (BALANCED)



ADDRESS	PLANNING POL COMMENTS	REMOVED	SOUTHERN	10/31/22	RE	DATE	17 - 200
						DATE	6/14/2022
						DATE	10
						DATE	402
						DATE	
						DATE	

WEBB ENGINEERS
ENGINEERING CONSULTANTS
3708 MCKAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1370
FAX: (951) 788-1256

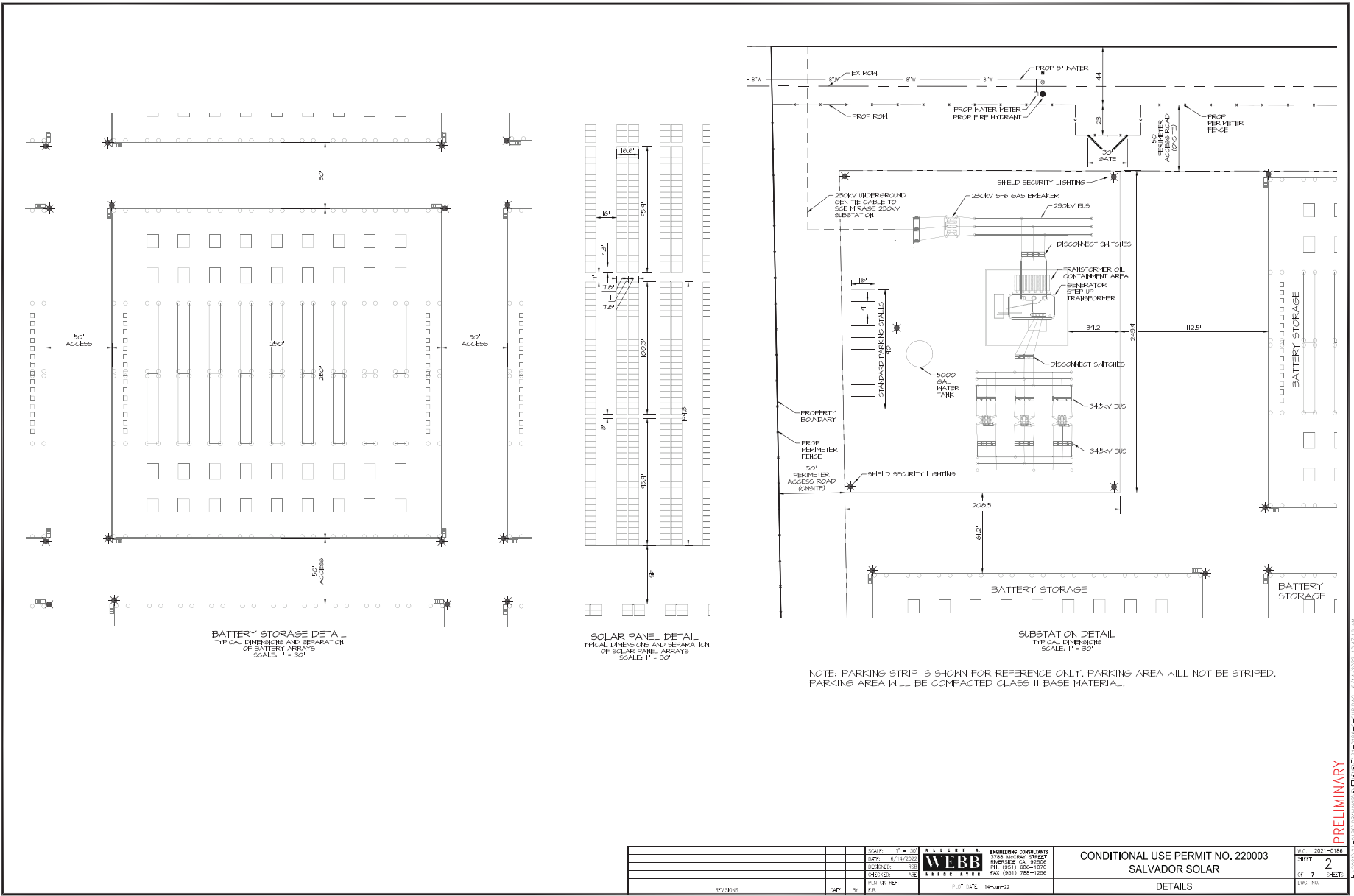
PROJECT
SALVADOR SOLAR

CONDITIONAL USE PERMIT NO. 220003
SALVADOR SOLAR

INDEX MAP

NO.	2021-0186
PLAT	1
OF	7 SHEETS
DATE	





BATTERY STORAGE DETAIL
TYPICAL DIMENSIONS AND SEPARATION
OF BATTERY ARRAYS
SCALE: 1" = 30'

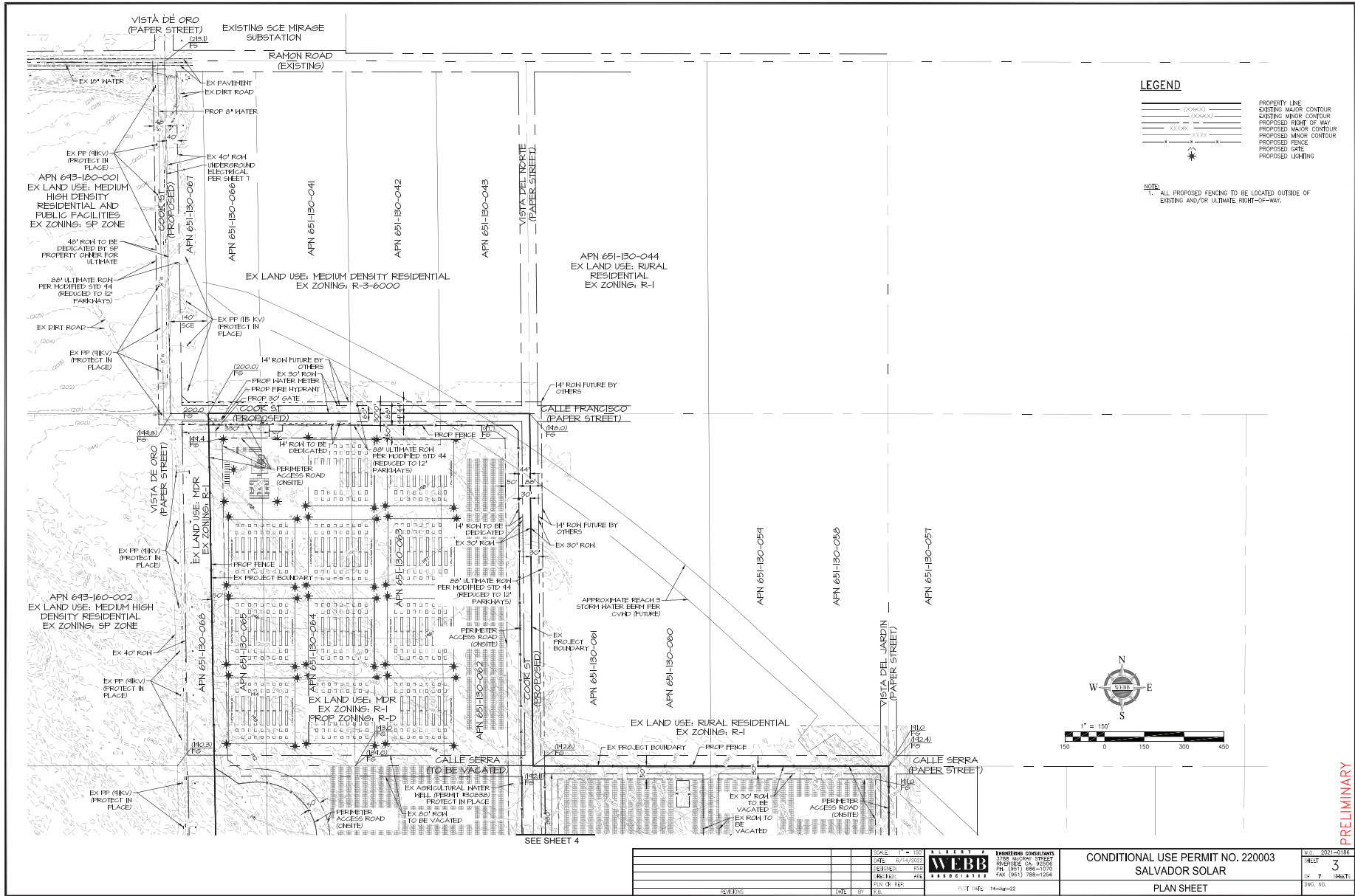
SOLAR PANEL DETAIL
TYPICAL DIMENSIONS AND SEPARATION
OF SOLAR PANEL ARRAYS
SCALE: 1" = 30'

SUBSTATION DETAIL
TYPICAL DIMENSIONS
SCALE: 1" = 30'

NOTE: PARKING STRIP IS SHOWN FOR REFERENCE ONLY. PARKING AREA WILL NOT BE STRIPED. PARKING AREA WILL BE COMPACTED CLASS II BASE MATERIAL.

SCALE: 1" = 30'	DATE: 4/14/2022	DESIGNED: ABE	CHECKED: ABE	DATE: 4/14/2022	PROJECT NO. 220003	PROJECT NAME: SALVADOR SOLAR	DATE: 4/14/2022	PROJECT SHEET: 2 OF 7
				ENGINEERING CONSULTANTS 1700 HIGHWAY STREET RIVERSIDE, CA 92506 PH: (951) 484-1070 FAX: (951) 788-1256		CONDITIONAL USE PERMIT NO. 220003 SALVADOR SOLAR		SHEET NO. 2 DATE: 4/14/2022
REVISIONS: DATE: BY: FOR:				PROJECT DATE: 14-JUN-22		DETAILS		DRAWING NO.

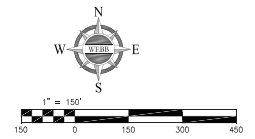
PRELIMINARY



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED LIGHTING

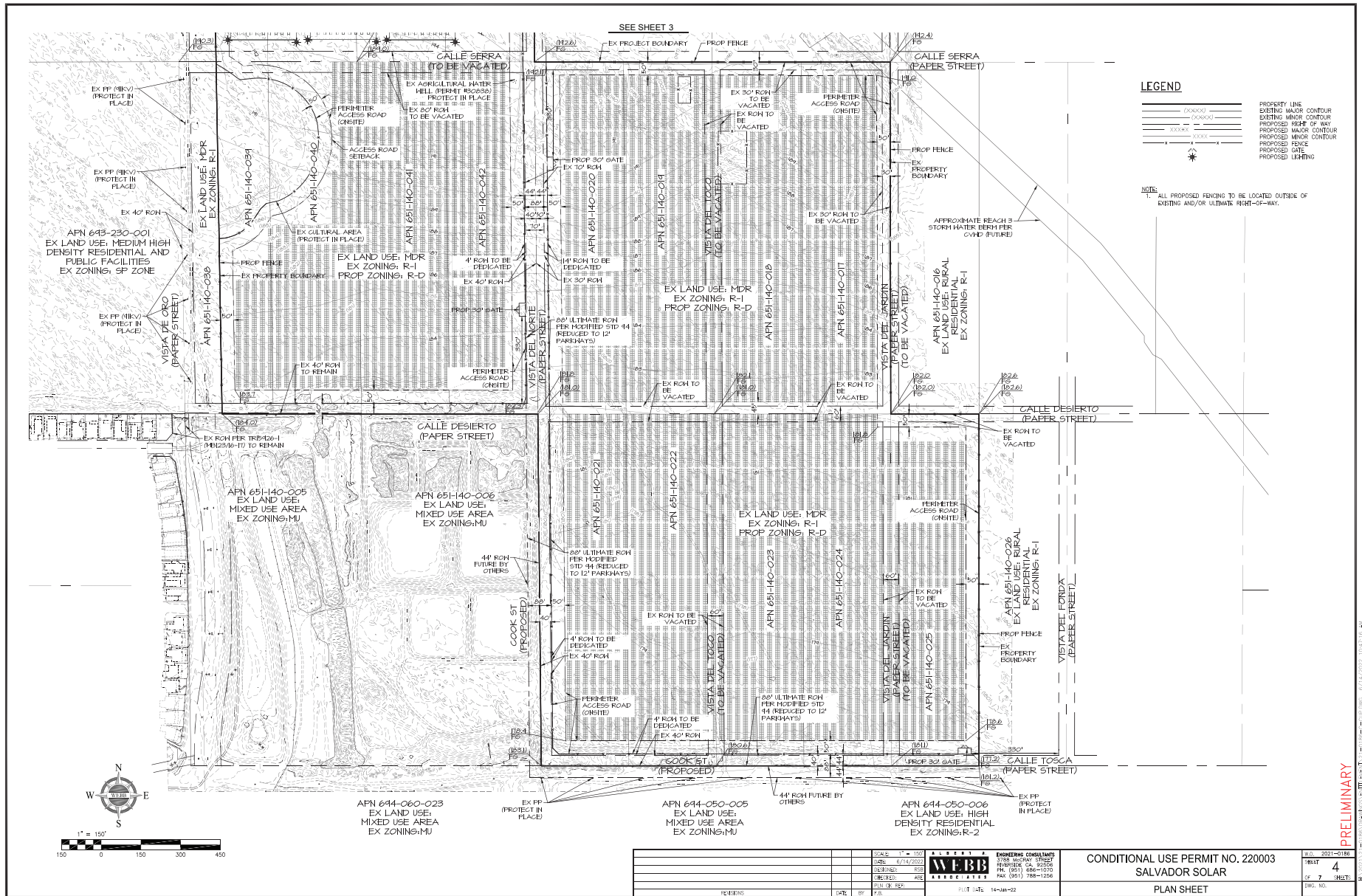
NOTE:
1. ALL PROPOSED FENCING TO BE LOCATED OUTSIDE OF EXISTING AND/OR ULTIMATE RIGHT-OF-WAY.



SEE SHEET 4

SCALE: 1" = 150'	DATE: 14-Jun-22		ENGINEERING CONSULTANTS 2708 MCKAY STREET REDWOOD CITY, CA 94061 PH: (651) 884-1070 FAX: (651) 788-1256	COND. USE PERMIT NO. 220003 SALVADOR SOLAR	SHEET 3 OF 7 SHEETS
DESIGNED: [Name] CHECKED: [Name] DATE: [Date]	DATE: [Date] BY: [Name]			PROJECT NO. 14-Jun-22	DRAWING NO.

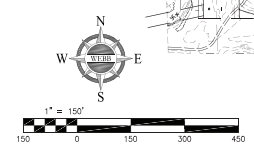
PRELIMINARY



LEGEND

- (00000) — PROPERTY LINE
- (00000) — EXISTING MAJOR CONTOUR
- (00000) — EXISTING MINOR CONTOUR
- (00000) — PROPOSED MAJOR CONTOUR
- (00000) — PROPOSED MINOR CONTOUR
- (00000) — PROPOSED FENCE
- (00000) — PROPOSED LIGHTING

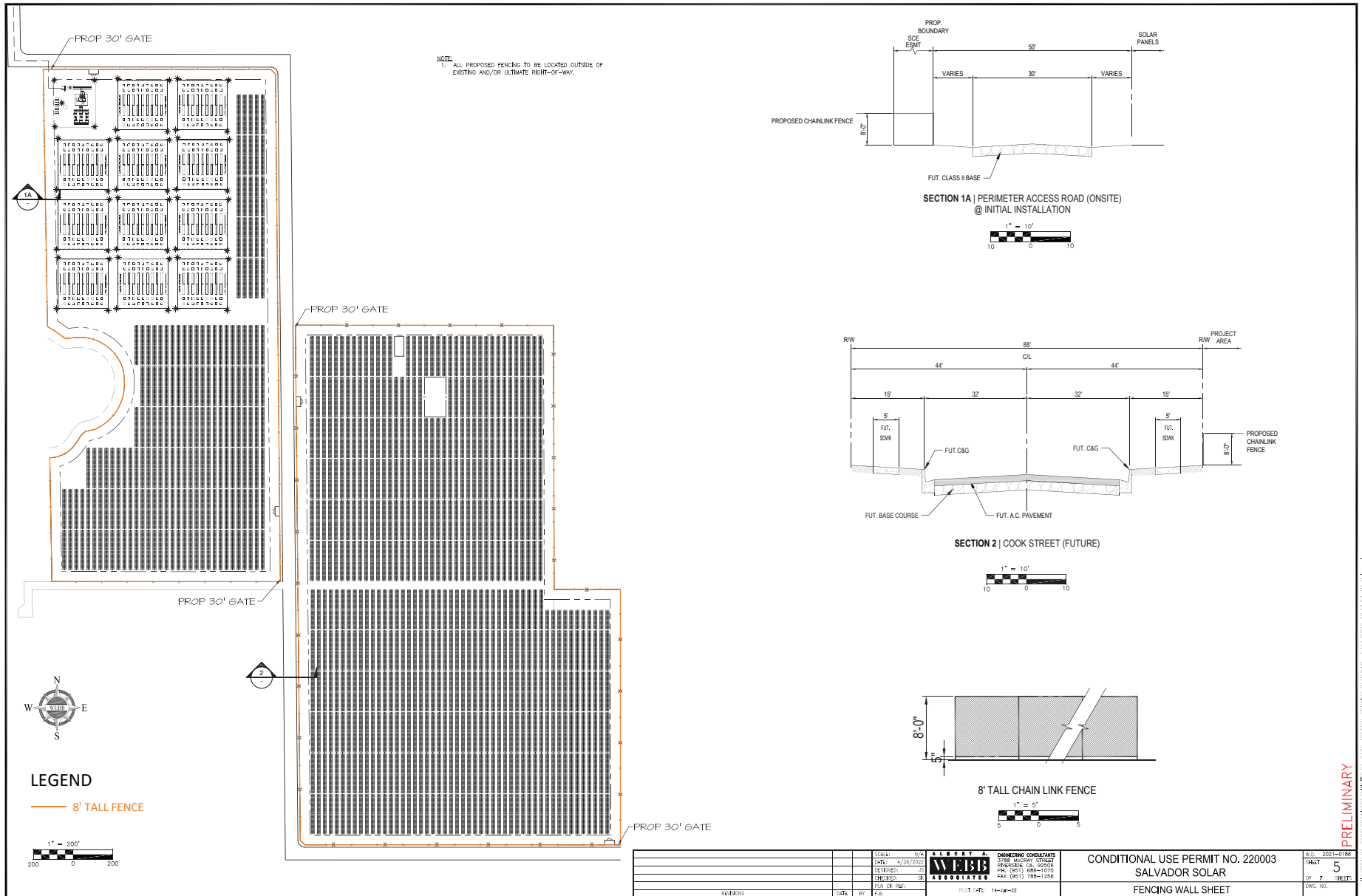
NOTE:
1. ALL PROPOSED FENCING TO BE LOCATED OUTSIDE OF EXISTING AND/OR ULTIMATE RIGHT-OF-WAY.



SCALE: 1" = 150'	DATE: 6/7/2022	DESIGNED: RFB	CHECKED: AJS	DATE: 6/15/22	PROJECT NO: 14-098-02	ENGINEERING CONSULTANTS WEBB 3758 HICKORY STREET RIVERSIDE, CA 92506 PH: (951) 686-1270 FAX: (951) 788-1256	CONDITIONAL USE PERMIT NO. 220003 SALVADOR SOLAR	SHEET NO. 4 OF 7 SHEETS
PLAN SHEET							DATE: 02/21/2026	DRG. NO.

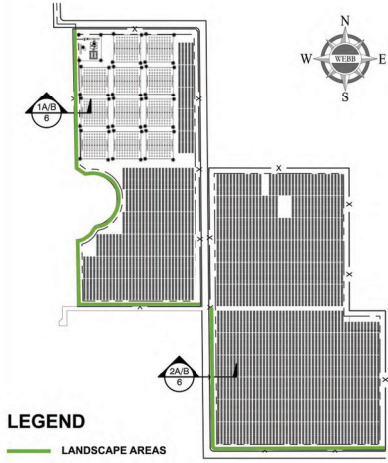
PRELIMINARY







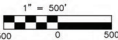
TYPICAL SCREEN HEDGE AFTER 5 YEARS OF GROWTH @ PROPOSED FENCING PERSPECTIVE



LEGEND

LANDSCAPE AREAS

KEY MAP



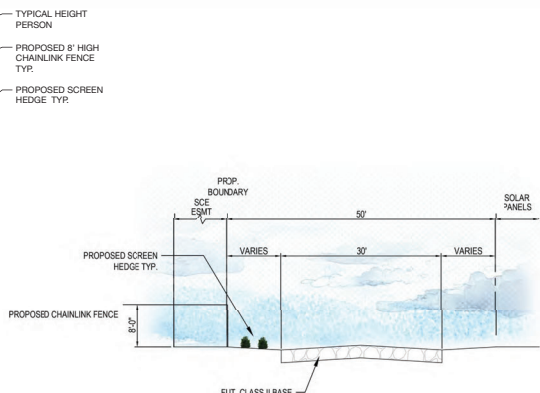
PLANT MATERIAL @ INSTALLATION



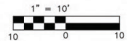
PLANT MATERIAL AFTER 5 YEARS OF GROWTH



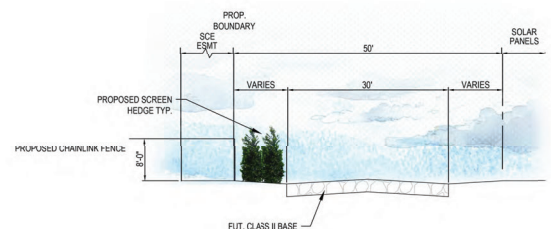
BACCHARIS SAROTHROIDES CAESALPINIA MEXICANA RHUS OVATA VAUQUELINIA CALIFORNICA



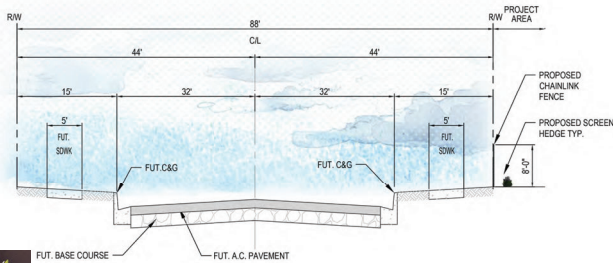
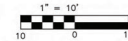
SECTION 1A | PERIMETER ACCESS ROAD (ONSITE) @ INTIAL INSTALLATION



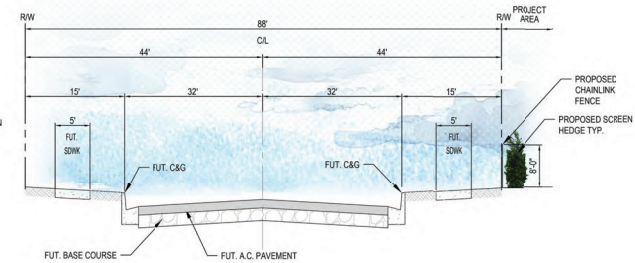
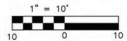
Lorem ipsum



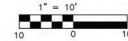
SECTION 1B | PERIMETER ACCESS ROAD (ONSITE) @ AFTER 5 YEARS OF GROWTH



SECTION 2A | COOK STREET (FUTURE) @ INTIAL INSTALLATION



SECTION 2B | COOK STREET (FUTURE) @ AFTER 5 YEARS OF GROWTH



SCREEN SHRUBS TYPES

- BACCHARIS SAROTHROIDES / DESERTBROOM BACCHARIS 5 GAL
- CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE 5 GAL
- RHUS OVATA / SUGAR BUSH 5 GAL
- VAUQUELINIA CALIFORNICA / ARIZONA ROSEWOOD 5 GAL

SCALE: N/A	ALBERTA ENGINEERING CONSULTANTS	CONDITIONAL USE PERMIT NO. 220003	W.D. 2021-0186
DATE: 4/20/2022	3108 MOODY STREET	SALVADOR SOLAR	SHEET 6
DESIGNED: JC & JS	RIVERSIDE, CA 92506		OF 7 SHEETS
CHECKED: SK	PH: (951) 686-1070		DWG. NO.
PLN. CHK. REF:	FAX: (951) 786-1206	CONCEPTUAL LANDSCAPE PLAN	
REVISIONS	DATE BY F.E.B.		
	PLT. DATE: 26-Apr-22		

PRELIMINARY

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial

changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Timothy Wheeler
Urban Regional Planner IV
Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”, Riverside County Map My County, Preliminary Site Plan

Findings of Fact: Impacts will be less than significant with mitigation.

- a) Less Than Significant with Mitigation Incorporated.** The Project site is located approximately 0.5 miles from Interstate 10, a Riverside Scenic Highway, at its closest point. Views of the proposed project site from Interstate 10 will be mostly obstructed by existing development and topographical features except for a short 0.8-mile section which will be visible to west-bound drivers for approximately 40 seconds (see Exhibit 4 Site Photos) (West bound traffic has the most exposure to the current unobstructed viewshed, east bound traffic has less exposure to the viewshed). The proposed solar/battery facility will consist mostly of solar arrays which are approximately 9 feet high, less than half the height of a single-story home. The tallest elements of the facility, a 35’ high 55’ wide and 55’ deep transformer, and 13’ high battery facilities, will be located at the northwest corner of the facility at approximately 1.3 miles to 1.7 miles from Interstate 10 alignment. The projects design includes an 8’ high fence lined with 8’ to 10’ landscaping (living fence) which will shield views of the solar arrays from the south and west (See Exhibit 6 Landscaping Plan). The living fence plus the distance from Interstate 10 will result in a minimal scenic impact on views from the Interstate. Further, the vacant land between Interstate 10 and the solar/battery facility is currently planned under the Western Coachella Valley General Plan for mixed use development. Once this vacant area is developed, views of the solar/battery facility will be shielded from Interstate 10. Therefore, the impact of the solar facility is less than significant.
- b) Less than Significant Impact with Mitigation Incorporated.** Under existing conditions, the Project site consists of vacant, undeveloped land with ruderal vegetation scattered across the site, which are not determined to be a scenic resource. There are no rock outcroppings, unique, or landmark features on the Project site.

The area is surrounded by scenic views of mountain ranges, including the Indio Hills and the Little San Bernardino Mountains to the north and east, the San Bernardino and San Jacinto Mountains to the west, and the Santa Rosa Mountains to the south. Views of the lower elevations of these

mountains are currently blocked by this existing development in all directions, and the project will not significantly alter these scenic views.

The project site is immediately surrounded by existing and entitled residential development to the west (see Exhibit 4 Site Photos), a mix of vacant, undeveloped land and residential homes to the north and south, and vacant, undeveloped land to the east. A SCE substation and an IID substation are located due north of the project site and power lines are located along its western boundary. The tallest elements of the facility, a 35' high transformer and 13' high battery facilities, will be located at the northwest corner of the facility. The 55' wide by 55' deep transformer is located 300' from Specific Plan 278 project boundary on the west. The 300' distance and the minimal structural width and depth of the transformer will result in a minimal obstruction of views. The largest component of the facility is the solar arrays which are approximately 9 feet high, less than half the height of a single-story home. The west and south sides of the facility will be fenced and aesthetically landscaped in a manner that will shield the facility and minimize its visual impact, especially along the western and southern perimeters which are adjacent to existing residential development. Therefore, the impact of the project on scenic resources will be less than significant.

c) Less than Significant Impact.

The Project site is adjacent to an urbanized area known as Thousand Palms. The site is currently vacant and is disturbed by dirt trails and pathways. The site is adjacent to the Coachella Valley National Wildlife Refuge on the north and east. To the north the Mirage Substation and the IID Substation which has an array of electrical equipment comparable to what will be built for the proposed solar array. There is vacant property to the west which is currently entitled with a residential Specific Plan. As noted in Item 1.b above great majority of the site will be occupied by solar arrays that are 9ft high that follow the existing contours off the site. This low design feature is consistent with the flat nature of those lands to the north and the east. As noted in Item 1.a above the project site is located significant distances from public views, and where proximate to existing and proposed residential development, the project incorporates perimeter landscaping. Further, it does not hinder distant views due to its low height of the proposed uses. The Zone Change and CUP proposed by the project will make the project consistent with the County's Zoning Ordinance and landscape improvements proposed pursuant to Mitigation Measure AES-1 will reduce visual impacts to less than significant levels and will help integrate the project visually with existing and proposed development in the project vicinity. Therefore the project will have less than significant impact on existing visual character or quality of public views of the site and its surroundings.

Mitigation: MM AES-1: The project shall provide landscaping along the perimeter fence as shown on Exhibit 6

- Landscape plant pallet shall be in compliance with the Coachella Valley Multi Species Habitat Conservation Plan Table 4-112: Coachella Valley Native Plants Recommended for Landscaping.
- Landscape plant pallet shall be reviewed and approved by Riverside County's Environmental Programs Division (EPD).
- A qualified Landscape Professional shall monitor plant health once a month for up to a year until plants are established.

Monitoring: Monitoring is required. Monitoring shall be conducted by a qualified Landscape Professional in coordination with Riverside County's Environmental Programs Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: Impacts will be less than significant.

a) **Less than Significant Impact.** According to Riverside County Map My County, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All developments within Zone B of the Mt. Palomar Nighttime Lighting Policy Area, including the Project, are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources intent of restricting the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Proposed lighting would be limited as to type and would be required to be shielded. Therefore, because the Project would be required to comply with Ordinance No. 655, the Project's potential to interfere with the nighttime use of the Mt. Palomar observatory would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ord. No. 655 (Regulating Light Pollution), MD Acoustic's Lighting Study 1/21/22 (Appendix A1), MD Acoustic's Lighting Plan Study 4/25/22 (A2)

Findings of Fact: Impacts will be less than significant.

a/b) **Less than Significant Impact.** Under existing conditions, the Project site is vacant and undeveloped and generates no day or nighttime light or glare. The site is surrounded by residential and undeveloped properties and abuts the Coachella Valley National Wildlife Refuge to the east. According to the Glare Analysis conducted by MD Acoustics (Appendix A1) for the proposed Project, there is no potential risk of glare to any roadways or sensitive receptors in the Project site vicinity. Existing light conditions is documented in Appendix A1. Lighting analysis is based on foot-candles. MD Acoustics noted that light may be observed by humans at 0.1 foot-candles. Approximately 37.1 foot-candles would be necessary for a reading area. Measurements of light

levels at the project site measured between 0 and 0.3 footcandles at the perimeter of the project. The project will only be using nighttime lighting for security purposes. The project will install 5 security lights at the substation and 4 security lights at the battery platform and 2 lights at the parking area. Photometric calculations prepared in Appendix A2 show that the light levels would associate with the security lighting would range between 0.0 to 4.5 foot-candles at the substation and battery platforms with spill below 45 ft. MD Acoustics determined that levels are within the expected range since the project will utilize nighttime lighting for security purposes only. The photometric analysis showed no potential impact of light trespass on any roadways or sensitive receptors in the vicinity of the project site. The proposed lighting plan analyzed complies with the County Code requirements. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," Riverside County Important Farmland, Riverside County Map My County, Project Application Materials

Findings of Fact: There will be no impacts.

- a) No Impact.** According to Map My County, the majority of the Project site is designated as Other Lands and a sliver of the western portion of the site is designated as Urban and Built-Up Land. There are no portions of the site that contain Prime Farmlands, Unique Farmlands, or Farmland of Statewide Importance ("Farmland"); therefore, no impact would occur.
- b) No Impact.** Under existing conditions, the Project site is zoned R-1 and is not zoned for agricultural use. As shown on Riverside County Map My County, the Project site is not a part of an agricultural preserve and is therefore not located within a Williamson Act contract area. The proposed Project would not conflict with existing agricultural zoning or with a Williamson Act contract, or land within a Riverside County Agricultural Preserve; therefore, no impact would occur.

- c) **No Impact.** There is no agriculturally zoned property located within 300 feet of the Project site; therefore, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. No impact would occur.
- d) **No Impact.** APNs 651-140-021 through 651-140-025 are adjacent to local importance farmland for about 1600 feet along the parcel's southern border. However, as described in Section 4(a), above, the Project site is not located in Farmland designated area. Therefore, the proposed Project would not lead to other changes in the existing environment such as the conversion of Farmland to non-agricultural use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Riverside County Map My County

Findings of Fact: There will be no impacts.

a-c) No Impact. The Project site is not zoned as forest land and there are no lands within the Project site's vicinity that are zoned for forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or Timberland Production (as defined by Government Code § 51104(g)). Due to the lack of forest land in the Project area, the Project would not conflict with zoning of forest land or result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality, Greenhouse Gas, and Energy Impact Study (Appendix B)

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

a) Less than Significant Impact. The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed Project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with federal and state air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider Project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections

Criterion 1 – Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis Section, short-term construction impacts would not result in significant impacts based on the SCAQMD regional and

local thresholds of significance. This Air Analysis also found that, long-term operations impacts would not result in significant impacts based on the SCAQMD local and regional thresholds of significance.

Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criterion 2 – Exceed Assumptions in the AQMP

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the County of Riverside General Plan defines the assumptions that are represented in the AQMP.

The proposed Project has a current land use classification of Medium Density and Rural Residential in the County of Riverside. The proposed Project is to develop the site with a solar facility. The Project is seeking to zone the site as R-D which allows solar facilities subject to a Conditional Use Permit. The proposed use of the Project would reduce the building intensity and therefore, would not exceed assumptions in the County's General Plan or the AQMP. Impacts would be less than significant.

Based on the above, the proposed Project would not result in an inconsistency with the SCAQMD AQMP. Therefore, a less-than-significant impact would occur.

- b) Less than Significant Impact.** The Project consists of the development of a solar facility. Construction of the solar facility is planned to be operational in 2023. The phases of the construction activities which have been analyzed below are: 1) site preparation and 2) solar facility building.

The nearest sensitive receptors to the Project site that may be impacted by the development of the Project are the existing single-family residential dwelling units located approximately 190 feet to the southwest of the Project site.

CalEEMod (Version 2020.4.0) software was utilized to analyze short-term construction and long-term operational related impacts of the Project. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG emissions impacts from land use projects throughout California and is recommended by the SCAQMD.

Construction-Related Impacts

The Project would be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rules 403 and 403.1 establish these procedures. Compliance with these rules is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites. In addition, any operator applying for a grading permit, or a building permit for an activity with a disturbed surface area of more than 5,000 square feet, shall not initiate any earth-moving operations unless a Fugitive Dust Control Plan has been prepared pursuant to

the provisions of the Coachella Valley Fugitive Dust Control Handbook and approved by the County. It is anticipated that the Project would obtain and prepare the required Fugitive Dust Control Plan.

Regional Impacts

The phases of construction activities that were analyzed for the Project include site preparation and solar facility construction. The construction-related criteria pollutant emissions for each phase are shown below in Table 1, *Construction-Related Regional Pollutant Emissions*. Table 1 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less-than-significant regional air quality impact would occur from construction of the Project.

Table 1 Construction-Related Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation						
On-Site ²	3.17	33.08	19.70	0.04	9.28	5.42
Off-Site ³	0.07	0.05	0.72	0.00	0.20	0.05
Total	3.24	33.13	20.42	0.04	9.48	5.48
Solar Facility Construction						
On-Site ²	2.21	21.11	20.11	0.04	1.04	0.97
Off-Site ³	0.29	2.22	2.20	0.02	1.08	0.18
Total	2.49	23.33	22.32	0.05	2.11	1.15
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	No	No	No	No	No	No
Notes:						
¹ Source: CalEEMod Version 2020.4.0						
² On-site emissions from equipment operated on-site that is not operated on public roads.						
³ Off-site emissions from equipment operated on public roads.						
⁴ Construction, architectural coatings and paving phases may overlap.						

Operations-Related Impacts

The greatest cumulative operational impact on the air quality to the Basin would be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development. In accordance with SCAQMD methodology, projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Regional Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts. The operations related criteria air quality impacts created by the Project have been analyzed through use of the CalEEMod model and based on the proposed solar facility. The CalEEMod model analyzes operational emissions from area sources, energy usage, and mobile sources. The operating emissions were based on the year 2023, which is the anticipated opening year for the Project.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project are based upon the trip generation

rates given in the Traffic Scoping Agreement (Integrated Engineering Group) which uses the ITE 10th Trip Generation Manual. The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis. Please see CalEEMod output comments sections in Appendix A and B of the Air Quality Report (*Appendix B*) for details.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. 2020.4.0 CalEEMod defaults were utilized.

Project Impacts

The Project would result in a long-term increase in air quality emissions due to Project-generated vehicle trips and ongoing operation of the Project. The worst-case VOC, NOx, CO, SO2, PM10, and PM2.5 daily emissions created from the Project’s long-term operations have been calculated and are summarized below in Table 2, *Regional Operational Pollutant Emissions*.

Table 2 Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	3.11	0.00	0.02	0.00	0.00	0.00
Energy Usage ³	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources ⁴	0.01	0.00	0.02	0.00	0.00	0.00
Total Emissions	3.12	0.00	0.04	0.00	0.00	0.00
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Notes:						
¹ Source: CalEEMod Version 2020.4.0						
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.						
³ Energy usage consists of emissions from on-site natural gas usage.						
⁴ Mobile sources consist of emissions from vehicles and road dust.						

The data provided in Table 2 above shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less-than-significant regional air quality impact would occur from operation of the Project.

Cumulative Impacts

Cumulative projects include local development as well as general growth within the Project site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the Project’s air quality must be generic by nature.

The Project area is out of attainment for ozone and particulate matter (PM10). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell would be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, the Project would result in a less-than-significant cumulative impact.

c) Less than Significant Impact with Mitigation Incorporated.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

The emission thresholds were calculated based on the Coachella Valley, source receptor area (SRA) 30 and a disturbance value of 3.5 acres per day (see Table 3). The nearest sensitive receptors are the existing dwelling units located approximately 190 feet to the southwest of the Project site; therefore, for conservative purposes, the SCAQMD Look-up Tables for 50 meters was used. As shown in Table 4, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, there would be a less-than-significant impact.

Table 3 Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Preparation	Rubber Tired Dozers	3	0.5	1.5
	Tractors/Loaders/Backhoes	4	0.5	2.0
Total Per Phase				3.5
Notes: ¹ Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2				

Table 4 Local Construction Emissions at the Nearest Receptors

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Preparation	33.08	19.70	9.28	5.42
Solar Facility Construction	22.94	20.25	1.17	1.10
SCAQMD Threshold for 50 meters (164 feet) or less²	225	1,931	22	7

Notes:

¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres, to be conservative, in Coachella Valley Source Receptor Area (SRA 30). Project will disturb a maximum of 3.5 acres per day (see Table 7).

² The nearest sensitive receptor is located 57 meters southwest; therefore, the 50-meter threshold has been used.

Operations-Related Local Impacts

Project-related air emissions may have the potential to exceed the state and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the SSAB. The Project has been analyzed for the potential local CO emissions impacts from Project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing the future without and with project CO levels to the state and federal CO standards of 20 parts per million (ppm) over one hour or 9 ppm over eight hours.

Traffic analysis from IEG's Scoping Agreement showed that the Project would generate 120 average daily trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at Project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO "hot spot" modeling was performed, and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed Project.

Local Air Quality Impacts from Onsite Operations

Table 5, *Local Operational Emissions at the Nearest Receptors*, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources¹. For a worst-case scenario assessment, the emissions shown in Table 5 include all on-site Project-related stationary sources and 10% of the Project-related new mobile sources. This percentage is an estimate of the amount of Project-related new vehicle traffic that would occur on-site.

Table 5 Local Operational Emissions at the Nearest Receptors

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.00	0.02	0.00	0.00
Energy Usage ¹	0.00	0.00	0.00	0.00
On-Site Vehicle Emissions ⁴	0.00	0.00	0.00	0.00
Total Emissions	0.00	0.02	0.00	0.00
SCAQMD Threshold for 50 meters (164 feet)⁵	225	1,931	6	2
Exceeds Threshold?	No	No	No	No

¹ The Project site is approximately 0.5 miles in length at its longest point; therefore the on-site mobile source emissions represent approximately 1/14th of the shortest CalEEMod default distance of 6.9 miles. Therefore, to be conservative, 1/10th the distance (dividing the mobile source emissions by 10) was used to represent the portion of the overall mobile source emissions that would occur on-site.

Notes:

- ¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres, to be conservative, in Coachella Valley Source Receptor Area (SRA 30). Project will disturb a maximum of 3.5 acres per day (see Table 7).
- ² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- ³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- ⁴ On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
- ⁵ The nearest sensitive receptor is located 55 meters east; therefore, the 50-meter threshold has been used.

Table 5 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the Project. Therefore, the Project would not result in significant localized operational emissions.

Valley Fever Analysis

The Project is located in an area designated as suspected endemic for Valley Fever by the Center for Disease Control. Annual case reports for 2006 through 2010 from the County of Riverside Department of Public Health indicate that Riverside County has reported incident rates for Valley Fever that range from a rate of 2.3 to 3.6 cases per year per 100,000 population. These incidence rates for Riverside County, while rising since 2006, have remained below the State average incidence rates and have been well below the worst-case annual rates for other counties within the State during this period, occurring within the San Joaquin Valley, where there are over 300 cases per 100,000 population. Given the low incidence rate in Riverside County, the potential for the Project construction activities to encounter and disperse CI spores and create the potential for additional Valley Fever infections is considered low.

Nevertheless, earthmoving and other activities that cause fugitive dust emissions can cause Valley Fever spores, if present, to become airborne. SCAQMD Rule 403 requires fugitive dust mitigation measures for this Project that would substantially reduce fugitive dust emissions, discussed in Section 2.1.2 of *Appendix B*. To ensure the Project will not have a significant impact, the Applicant will be required to implement a fugitive dust plan, as described in Mitigation Measure (MM) AQ-1, below.

In conclusion, with implementation of MM AQ-1, the Project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

- d) Less than Significant Impact.** Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from vehicle emissions. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed Project.

Mitigation:

MM AQ-1: Prior to grading permit issuance, the Applicant shall implement a fugitive dust control plan per SCAQMD Rule 403 in order to reduce exposure of the public and workers from Valley Fever spores during ground disturbing activities.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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 State or federally protected wetlands (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(s): ELMT Consulting’s Biological Resources Assessment (Appendix C1); ELMT Consulting’s Preliminary Burrowing Owl Focused Survey Report (Appendix C2); Karl Kosciuch, Daniel Riser-Espinoza, Cyrus Moqtaderi, Wallace Erickson. “Aquatic Habitat Bird Occurrences at Photovoltaic Solar Energy Development in Southern California, USA.” Diversity 2021, 13, 524, <https://www.doi.org/10.3390/d13110524>

Findings of Fact: Impacts will be less than significant with the incorporation of mitigation.

a) **Less than Significant Impact with Mitigation Incorporated.** The proposed Project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not located within any of the CVMSHCP designated conservation areas; however, the eastern boundary of the Project site abuts the Thousand Palms Conservation Area. As a Covered Activity located outside designated conservation areas, construction of the proposed Project is expected to implement the applicable regulatory compliance measures described in Section 4.4 of the CVMSHCP (refer to *Appendix C*). In addition, the Project Applicant is required to pay a local development fee prior to Project implementation as described in Mitigation Measure MM BIO-1. With implementation of these measures, and land use adjacency guidelines, and payment of the CVMSHCP mitigation fee (MM BIO-1), the proposed Project would be fully consistent with the biological goals and objectives of the CVMSHCP. Therefore, with implementation of MM BIO-1, the Project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b/c) Less than Significant Impact with Mitigation Incorporated.

Plant and Habitat Communities: The Project site contains two plant communities: creosote bush scrub and tamarisk thickets. The Project site supports disturbed land in areas that are routinely impacted by regular vehicle access, foot traffic, and off-highway vehicle use. These areas tend to be unvegetated and may support minimal ruderal species. The Project site also supports developed land, which occurs on-site in the form of a crushed asphalt/compacted gravel road and pad. Developed land supported on-site tends to be unvegetated and may support minimal ruderal species capable of growing through crushed asphalt/compacted gravel.

Creosote Bush: The creosote bush scrub plant community occurs throughout the Project site. This plant community is dominated by creosote and supports a limited variety of woody perennials and an herbaceous understory dominated by Mediterranean grass.

Tamarisk Thickets: The southern portion of the Project site supports tamarisk thickets, which support the same plant species as the creosote bush scrub plant community but are dominated by tamarisk, often in monospecific grouping. Additional species cover is minimal. Refuse and debris are common around tamarisk thickets, and some were observed to support illicit camp sites.

The California Natural Diversity Database (CNDDDB) lists one special-status vegetation community as being identified within the Myoma United States Geological Survey (USGS) 7.5-minute quadrangle: Desert Fan Palm Oasis Woodland. Based on the results of the field survey, no special-status plant communities were observed on-site. Therefore, no special-status plant communities would be impacted by Project implementation.

Critical Habitat. Critical habitat is defined as areas of land, water, and air space that contain the physical and biological features essential for the survival and recovery of endangered and threatened species. The Project site is located within a federally designated Critical Habitat for Coachella Valley fringe-toed lizard. Because Coachella Valley fringe-toed lizard is a covered species under the CVMSCHP, no further surveys or additional mitigation measures would be required for potential impacts to this species, if present. Additionally, installation of the solar panels will have a small disturbance footprint and no Coachella Valley fringe-toed lizard are expected to be impacted as they are a mobile species and will have the ability to move around the Project site following Project implementation. Impacts to fringe-toed lizard would be less than significant.

Threatened and Endangered Plants: A total of 21 special-status plant species have been recorded in the CNDDDB and California Native Plant Society's (CNPS) in the Myoma and Cathedral City quadrangles. No special-status plant species were observed on-site during the field survey on

December 10, 2021. Based on habitat requirements for the identified special-status species, known species distributions, and existing site conditions, it was determined that the Project site has a high potential to support Coachella Valley milkvetch; and a moderate potential to support Borrego milkvetch (*Astragalus lentiginosus* var. *borreganus*) and ribbed cryptantha (*Johnstonella costata*); and a low potential to support pointed dodder (*Cuscuta californica* var. *apiculata*), Arizona spurge (*Euphorbia arizonica*), and flat-seeded spurge (*Euphorbia platysperma*). Further, it was determined that no other special-status plant species have the potential to occur on-site and are presumed absent. None of these six plant species were detected during plant surveys conducted in 2014. Likewise, 2022 plant surveys conducted on April 1, 15, and 29 of 2022 did not detect any of these plant species. Of the aforementioned special-status species, only Coachella Valley milkvetch is a federally listed species. Coachella Valley milkvetch is covered under the CVMSHCP, and mitigation for this species is incorporated into the CVMSHCP. Therefore, the Project would have a less-than-significant impact on special-status plant species, including the Coachella Valley milkvetch.

Threatened and Endangered Wildlife: Forty-six special-status wildlife species have been reported in the Myoma and Cathedral City quadrangle (refer to *Appendix C*). The only special-status animal species observed onsite during the field investigation were Costa's hummingbird and sharp-shinned hawk. Based on habitat requirements for the identified special-status wildlife species, known distributions, and the and routine disturbance, it was determined that the proposed Project has a high potential to support Cooper's hawk (*Accipiter cooperii*), burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*), black-tailed gnatcatcher (*Poliophtila melanura*) and Coachella Valley round-tailed ground squirrel; a moderate potential to support California horned lark (*Eremophila alpestris actia*), prairie falcon (*Falco mexicanus*), Coachella giant sand treader cricket (*Macrobaenetes valgum*), flat-tailed horned lizard (*Phrynosoma mcallii*), Coachella Valley Jerusalem cricket (*Stenopelmatus cahulaesis*) and Coachella Valley fringe-toed lizard (*Uma inornata*); and a low potential to support pallid San Diego pocket mouse (*Chaetodipus fallaz pallidus*), and Palm Springs pocket mouse (*Perognathus longimembris brevinasus*). Further, it was determined that no other special-status wildlife species have the potential to occur on-site and are presumed absent. It should be noted that project implementation will remove foraging habitat for special-status species known to occur in the area. However, various conservation areas are found in close proximity to the project site that can accommodate the additional foraging activities. Specifically, the Coachella Valley Wildlife Refuge is immediately adjacent east and west of the project site. Further, payment of fees (MM Bio-1) under the CVMSHCP provides for expansion of preserved habitat.

The Project site is unvegetated and/or vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. The site also supports California ground squirrel and desert cottontail burrows that provide suitable burrows capable of providing roosting and nesting opportunities. However, the southern portion of the site and surrounding powerline that provide perching opportunities for large raptors that can prey on burrowing owls. Due to suitable habitat on the site, ELMT conducted a preliminary focused burrowing owl survey, which consisted of three separate focused burrowing owl surveys on April 1, 4, and 7, 2022. During the three surveys, no burrowing owls or signs (pellets, feathers, castings, or whitewash) were observed on or within 500 feet, where accessible, of the Project site. Based on the results of the surveys, no burrowing owls or evidence of recent or historic use by burrowing owls were observed on the Project site. Therefore, burrowing owls are presumed absent from the Project site. However, ELMT will continue to conduct burrowing owl focused surveys in accordance with 2012 CDFW Staff Report on Burrowing Owl Mitigation for the remainder of the 2022 breeding season. The final burrowing owl focused survey will be conducted after June 15th per the protocol. Based on the results of the prior focused surveys, no burrowing owls are expected to be observed onsite during the final focused survey and the preliminary results will remain valid. However, if burrowing owls are observed onsite during the final focused survey, and are determined to have nested or are

currently nesting onsite (not only foraging onsite), a burrowing owl exclusion/relocation plan will need to be prepared and approved by the wildlife agencies prior to implementation. The following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist.

Cooper's hawk, sharp-shinned hawk, Costa's hummingbird, California horned lark, prairie falcon, loggerhead shrike, and black-tailed gnatcatcher are state or federally listed as threatened or endangered. In order to ensure impacts to these avian species do not occur from implementation of the proposed Project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance, as described in MM BIO-2. With implementation of MM BIO-2, impacts to special-status avian species would be less than significant.

Lake Effect

The proposed project is a passive facility not a solar power tower facility. Such passive facilities have been the subject of "lake effect" impacts. An article, *Limited Evidence Birds Confuse Solar Panels with Lakes*, prepared by The Wildlife Society in November 2021 (Based on original article Aquatic Habitat Bird Occurrences at Photovoltaic Solar Energy Development in Southern California, USA), states "aquatic bird carcasses have been discovered around solar facilities for years, even when these developments are miles from water bodies.... Previously hypothesized a "lake effect" where these birds – some of which require water to take off and land are confusing reflective solar panels with water bodies and colliding into them." Surveys were conducted for birds that depend on water for takeoff (*western grebes*) and birds that do not depend on water for takeoff (*American avocets*) around three solar facilities and compared them to Lake Tamarisk in California. Based on the surveys conducted the following was stated "we found limited evidence of attraction of aquatic habitat birds to the PV solar facility sites. We had no evidence of landing, circling or approaching." Further, their research showed that the "effects of the solar panels may be similar to that of a wet parking (lot) that occurs under specific conditions and can lead to problems for aquatic birds as well, rather than a ubiquitous omnipresent signal of a lake for all aquatic birds. Based on this article, prepared by The Wildlife Society, there is currently no evidence that solar facilities create they hypothesized "lake effect," resulting in a significant increase in the death of aquatic birds. As a result, no mitigation measures are recommended or required.

- d) Less than Significant Impact with Mitigation Incorporated.** The eastern boundary of the Project site immediately abuts the Thousand Palms Conservation Area under the CVMSHCP, which serves as habitat linkage from the Little San Bernardino Mountains to the Coachella Valley National Wildlife Refuge and the Whitewater River. Project activities are not expected to extend beyond site boundaries; therefore, implementation of the proposed Project is not expected to have any direct impacts to the Thousand Palms Conservation Area. The project design provides for a 5" opening at the bottom of the perimeter fencing to ensure free movement of small animals. Further, the applicable CVMSHCP Land Use Adjacency Guidelines (described in Section 5.2 of *Appendix C*) would be implemented to ensure potential indirect impacts to the Thousand Palms Conservation Area and wildlife movement opportunities are less than significant. Lastly, as mentioned in Section 7b and 7c, above, the Project would not cause a lake effect for migratory or nesting birds. Therefore, based on the foregoing, implementation of the proposed Project would not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area.

No active nests or nesting behaviors were observed during the field survey conducted on December 10, 2021. However, the creosote bush scrub and tamarisk thickets plant communities provide suitable foraging and nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that have adapted to conditions in desert environments. Therefore, the

Project has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC). With the Project's mandatory compliance with the MBTA, CFGC, and MM BIO-3, which prohibit the removal of any habitat containing an active migratory bird nest, a less-than-significant impact would occur associated with the Project's potential impacts to migratory birds.

- e) **No Impact.** The Project site does not contain any riparian habitat or sensitive natural community; therefore, there would be no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- f) **No Impact.** There are no wetlands present on the Project site or in the Project site vicinity; therefore, there would be no adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) **No Impact.** Other than the CVMSHCP, which is addressed above, the only local policies or ordinances protecting biological resources within the Project area are Riverside County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. The Project site does not contain oak trees. Therefore, the Riverside County Oak Tree Management Guidelines are not applicable to the Project. Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. Because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is also not applicable to the Project site. Thus, because the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impact would occur as a result of implementation of the Project as proposed on the Project site.

Mitigation:

- MM BIO-1:** Prior to issuance of grading permits, the Project Applicant shall make a payment of a local development fee to the CVMSHCP in order to protect sensitive plants, wildlife, and habitats covered by the CVMSHCP.
- MM BIO-2:** Three days prior to any ground disturbing activities or vegetation removal, a qualified biologist shall conduct a preconstruction survey to identify any sensitive biological resource to flay for avoidance. Any sensitive species that may be present within the Project area shall be relocated outside of the impact areas.
- MM BIO-3:** Prior to grading permit issuance, vegetation removal shall be conducted during the non-nesting season for migratory bird to avoid direct impacts. The nesting season is between February 1 through September 15. If vegetation removal occurs in the migratory bird nesting season then a preconstruction nesting bird surveys be performed during the nesting bird season between February 1 through September 15, within 3 days prior to vegetation removal. If nests are found during surveys, they will be flagged and a 2,500-foot buffer to a 500-foot buffer (for raptors) shall be fenced around the nests. The buffer area shall be kept in place until the young have fledged and leave the nest.

Monitoring: No monitoring is required.

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

Source(s): CRM Tech's Cultural Resources Update Report (Appendix D)

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

a-b) Less than Significant with Mitigation Incorporated. CRM Tech completed a cultural resources investigation for the proposed Project on November 23, 2021. Between August and November 2014, CRM Tech performed a phase I cultural resources survey; approximately 80 acres of which are within the Project site. Also, the project area of the 2014 study extended along the section line between Sections 20 and 21 up to Ramon Road. In addition, between December 2014 and March 2015, CRM Tech performed a cultural resources study on approximately 170 acres of vacant land, which includes all of the current Project site except the access road area extending north from the main body of the property along the section line between Sections 20 and 21 and crossing Ramon Road for access into the Mirage Substation.

As could be assumed for this area of Riverside County, the results of the records searches for CRM Tech's 2014 and 2015 studies are different only due to the slightly different 1-mile radii of the different scopes of the records searches for each project area. The 2015 records search, which essentially covers the current study area, found that more than 30 previous cultural resources studies had been conducted outside of the Project area but within a one-mile radius of it. These and other similar studies in the vicinity resulted in the recordation of 10 historical/archaeological sites within the one-mile scope of the records search but outside of the current study area, none of which are in the immediate vicinity of the current study area.

According to the 2015 cultural resources study, one historic-period site (33-024131) has been identified within the Project site. This site was reviewed and evaluated against the California Register criteria to determine its qualifications as a "historical resource." The 2015 report concluded that "[Site] 33-024131 does not appear to meet the statutory definition of 'historical resources.'

Site 33-024131

One single episode of incidental dumping may have generated this small, late-historic-period refuse deposit, and as such shows no potential for close association with any persons or events of recognized historic significance. The artifacts observed at the site are quite common among similar refuse deposits from the late historic period and offer no unique or important archaeological data for the study of national, state, regional, or local history. Without any demonstrated potential for unique or special qualities, Site 33-024131 is not a significant cultural resource and is not eligible for listing in the California Register and, thus, does not qualify as a "historical resource" under CEQA.

Mitigation:

MM CUL-1: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist

for services. The Project Archaeologist (Cultural Resource Professional) shall develop a monitoring plan for the long-term care and maintenance of the cultural features preserved at the Project site. The monitoring plan must be approved by the County Archaeologist prior to issuance of grading permits. The preferred method of treating prehistoric resources is to preserve them in place and as such, if resources are encountered, they will be treated according to the approved monitoring plan.

Monitoring: MM CUL-1: Monitoring is required.

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

Source(s): CRM Tech's Cultural Resources Update Report (Appendix D)

Findings of Fact: Impacts will be less than significant with the incorporated mitigation.

a-c) Less than Significant Impact with Mitigation Incorporated. A total of four prehistoric archaeological sites (33-000785, 33-015429, 33-024129, and 33-024130) have been identified within the Project site. [Site 33-015430 was previously determined to be in Section 20, and all the artifacts from the site have been collected.] During the current study, each of the sites were revisited. It was noted that slight disturbances have occurred at some of the sites. In general, however, the conditions at each of the sites, including the types and numbers of artifacts at each site are substantially the same as previously reported. Therefore, the evaluations of the sites that were developed during the 2015 study remain the same. Below is a summary of each of the four sites.

Site 33-000785

Site 33-000785 was previously determined to be significant under CEQA provisions because of its archaeological data potential and the Native American traditional cultural value embodied in the cremation remains. The presence of additional cremation remains and artifacts were found at the site during the 2014, 2015, and the current study further enhances the archaeological data potential and traditional cultural value of the site and reinforces its eligibility for the California Register under Criterion 4. Site 33-000785, therefore, is a significant cultural resource. The project design provides that this site will not be disturbed by development and will be preserved in place and protected with buffers and fencing.

Site 33-015429

This site was originally recorded in 2006 as consisting of a lithic and ceramic scatter and a nearly complete vessel. The vessel, however, is a type that has never been reported in the Coachella Valley. Reflecting on the clay type and style, it is considered to be modern in age. The ceramic pieces that had been recorded on the surface in this area were not observed in 2011 or by Ballester in 2014. Likewise, the site does not exhibit any indication of a subsurface component. As such, it does not demonstrate the potential for important archaeological information, nor does not appear

to be eligible for listing in the California Register, and consequently is not a significant cultural resource and does not meet the CEQA definition of a "historical resource."

Site 33-024129

Site 33-024129 appears to represent a small late-prehistoric food-processing activity area where some limited lithic tool production also occurred. Although it is a small site, with dune deflation possibly explaining the concentration of artifacts, and having been slightly impacted, given the presence of cremation remains at Site 33-000785, this general area may have been used for a number of different activities. Additional artifacts may be present at Site 33-024129 below the ground surface, therefore the project design provides that this site will not be disturbed by development and will be preserved in place and protected with buffers and fencing.

Site 33-024130

While there is no definitely discernable prehistoric hearth at Site 33-024130, as with Site 33-024129, given the diverse activities that occurred in the general vicinity during prehistoric times, the possibility of additional cultural remains in subsurface deposits cannot be ruled out at 33-024130. The project design provides that this site will not be disturbed by development and will be preserved in place and protected with buffers and fencing.

Site 33-000785 was previously determined to be a significant cultural resource because of its archaeological data potential and the Native American traditional cultural value embodied in the cremation remains; therefore, mitigation is required. Sites 33-024129 and 33-024130 have the potential to be a significant historical resource however, the Applicant would avoid impact to Sites 33-000785, 33-024129 and 33-024130, as described in MM CUL-2. Therefore, with implementation of MM CUL-2, no impact to Sites 33-000785, 33-024129, and 33-024130 would occur.

Due to the demonstrated archaeological sensitivity of the Project site, surface alteration restrictions and a program of archaeological and Native American monitoring would be required prior to earth-disturbing activities associated with the Project (as described in MM CUL-3 through MM CUL-5).

Lastly, in the unexpected event that additional human remains could be uncovered during ground disturbing activities, those remains would require proper treatment in accordance with all applicable laws. Through the implementation of Mitigation Measure CUL-3, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The State of California Health and Safety Code 7050.5 and the California Public Resources Code (PRC) Section 5097.98 states that the County Coroner must be notified within 24 hours of the discovered human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would, in turn, contact the Most Likely Descendant (MLD) who would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains. Therefore, with incorporation of Mitigation Measure CUL-6, impacts to human remains would be less than significant.

In conclusion, with implementation of MM CUL-1 through MM CUL-6, impacts to significant archaeological resources and human remains would be reduced to less-than-significant levels.

Mitigation:

See **MM CUL-1**, above.

MM CUL-2: Site(s) P-33-00785, P-33-024129, and P-33-024130, shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off P-33-00785, P-33-024129, P-33-024130, with sufficient buffer area to protect these sites from grading impacts. The construction fencing shall be checked on a weekly basis throughout the grading process to ensure that the sites are appropriately protected. The construction fencing shall be removed once all earthmoving is complete for this area.

MM CUL-3: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The monitoring plan shall include a controlled grading plan for the areas surrounding sites P-33-00785, P-33-024129 and P-33-024130. The project design provides that these sites will be preserved undisturbed in place with adequate buffering and protective fencing. The monitoring plan shall also include details for a surface collection of all surface artifacts located within the boundaries of sites that will be impacted by this project. All artifacts will be catalogued and analyzed prior to final disposition. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

MM CUL-4: The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

MM CUL-5: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Agua Caliente Band of Cahuilla Indians for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

MM CUL-6: In the event that human remains are uncovered during ground disturbing activities on the project site, no further disturbance shall occur, and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required, and

If the County Coroner determines that the remains are of Native American decent, the Coroner must notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.

Monitoring: MM CUL-2: Monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality, Greenhouse Gas, and Energy Impact Study (Appendix B), Preliminary Root Cause Analysis: Mid-August 2020 Heat Storm report

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact.

Energy Use During Construction

The Project's construction process would consume electricity and fuel, but once built, will contribute 60-150 MW of energy to the power grid, completely offsetting its energy consumption by the facilities while providing much-needed clean energy to the State of California.

The short-term construction activities will generate an estimated 517,752 vehicle miles traveled resulting in the consumption of an estimated 28,551 gallons of fuel consumption. Construction equipment is estimated to consume 85,358 gallons (see Appendix B, Tables 14-17). Construction equipment would be required to conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. Based on the foregoing, the Project's construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Energy Use During Operation

The project will contribute 60-150 MW of energy to the power grid, completely offsetting its energy consumption by the facilities while providing much-needed clean energy to the State of California

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). Estimated daily operational trip generation is 47 miles resulting in a total annual fuel consumption of 594 gallons (See Appendix B, Table 18) The proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Trips are limited to periodic inspections and servicing/cleaning of equipment. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. The Project would be required to comply with Title 24 standards, which would ensure that the Project's energy demand would not be considered inefficient, wasteful, or otherwise unnecessary. Also, the project will result in the beneficial impact of generating between 60 and 150 MW of energy yearly which will help offset project related operational energy consumption impacts. Impacts during Project operation would be less than significant.

b) Less than Significant Impact. The project will contribute 60-150 MW of energy to the power grid, completely offsetting its energy consumption by the facilities while providing much-needed clean energy to the State of California. It would fill a noteworthy shortfall of available energy to meet current demand. An analysis of the Mid-August 2020 heat storm power outages conducted by the California Independent System Operator highlighted the need for California to meet the energy needs of its residents with clean energy sources, especially as climate change accelerates warming and drying trends throughout California, leading to ever increasing energy demand and less availability of hydroelectricity sources. The report found that the State had failed to provide adequate energy resources during its transition to clean energy sources, especially during heat waves and during early evening hours when the contributions of solar energy drop while energy demand spikes. The California ISO recommended that the state “[expedites] the regulatory and procurement processes to develop additional resources” (page 15). This project aligns with the recommendations of this report.

Regarding federal transportation regulations, the Project site is located in an area that is developing. It is within a quarter mile of the Tri-Palm Estates to the west, with an approved planned community approved in between, it will occupy the last available vacant land on the east side of the Coachella Valley National Refuge. Portions of the Jack Ivey Ranch Country exist to the south of the project site. And SCE and IID substations are located to the north. Access to/from the Project site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State’s Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State’s Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County Map My County, Petra Geosciences Geotechnical Update Report (Appendix E)

Findings of Fact: There will be no impacts.

- a) **No Impact.** There are no known active or potentially active faults on or trending toward the Project site and according to Map My County and the Project’s Geotechnical Report, the Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone. Because the Project site is not located on a known fault and no known faults are trending towards the Project site, there is no potential for the Project to directly or indirectly expose people or structures to substantial adverse effects related to ground rupture of a known earthquake fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Map My County, Petra Geosciences Geotechnical Report (Appendix E)

Findings of Fact: Impacts will be less than significant.

- a) **Less than Significant Impact.** According to Map My County, the property is located within an area that has been designated as having a moderate potential for earthquake-induced liquefaction. However, based upon a relatively deep historic high groundwater level (approximately 160 feet below ground surface) and the relatively high density of coarse-grained alluvial soils underlying the site, the liquefaction potential at the site is considered negligible. As such, surface manifestation of liquefaction such as ground fissures, sand boils, loss of bearing, liquefaction-induced settlement, etc. is considered negligible. Therefore, Project impacts relating to seismic-related ground failure, including liquefaction, would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Petra Geosciences Geotechnical Update Report (Appendix E)

Findings of Fact: Impacts will be less than significant.

- a) **Less than Significant Impact.** The Project site is located in a seismically active area of southern California that is expected to experience moderate to severe ground shaking during seismic events. This risk is not substantially different than the risk that is experienced by other properties in southern

California. Ground shaking originating from earthquakes along other active faults in the region is expected to induce lower accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. The Project would be required to be constructed in accordance with currently adopted California Building Standards Code, Riverside County Ordinances, and California Title 24 regulations. Furthermore, the Project would be required to comply with site-specific grading and construction recommendations such as contained within *Appendix E*. Specifically, the Battery Platforms and Solar Tracker Tables will be mounted on driven posts. The depth that the posts will be driven into the ground a depth that will be based on seismic loading and potential erosion. Other projects in the area have had the posts driven from 6' to 9' into the ground. With the Project's mandatory compliance with these standard and site-specific design and construction measures, potential impacts related to seismic ground shaking would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Petra Geosciences Geotechnical Update Report (Appendix E)

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact. According to Riverside County, the Project site is not located within an area at risk to landslide or landslide hazard and the site contains slope angles less than 15%. The topography of the Project site is generally level and does not contain substantial natural or man-made slopes nor does it contain any substantial cliffs that could cause landslides or rockfall hazards. In addition, the areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards.

Lateral spreading is primarily associated with liquefaction hazards. As noted in Section 12(a), the potential for liquefaction is considered very low due to the absence of a shallow groundwater table and the relative high density of the coarse-grained alluvial soils underlying the site. In addition, the Project would be required to comply with site-specific recommendations contained in *Appendix E*, which would reduce potential impacts to less than significant. In conclusion, development of the Project would result in a less-than-significant impact relating to landslide risk.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Map My County, Petra Geosciences Geotechnical Update Report (Appendix E)

Findings of Fact: Impacts will be less than significant.

a) **Less than Significant Impact.** As previously discussed in Section 11(a), Section 12(a), and Section 14(a), the Project site is not located within an active or potentially active fault zone, or in an area at risk of landslide or liquefaction due to relatively deep historic high groundwater level (~160 feet); therefore, the Project site has unlikely potential for liquefaction or landslides. Additionally, design and construction of the Project would comply with all seismic safety development requirements, including the Title 24 standards of the current California Building Code. The Project also would be required to comply with site-specific recommendations contained in *Appendix E*. Therefore, the Project would result in less-than-significant impacts associated with landslide, lateral spreading, subsidence, liquefaction, or collapse.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source(s): Google Earth

Findings of Fact: There will be no impacts.

a) **No Impact.** The Salton Sea is situated approximately 27 miles southeast of the site with an elevation approximately 430 feet lower than the Project site. In addition, no major reservoir is located near, or upstream of the site, and no volcano is located near the Project site. Therefore, the potential for seiche or inundation is considered negligible. Because of the inland location of the site, flooding due to a tsunami is also considered negligible at the site. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Petra Geosciences Geotechnical Update Report (Appendix E)

Findings of Fact: Impacts will be less than significant.

- a) **Less than Significant Impact.** The Project site is relatively level with topography descending gradually from southeast to northwest at elevations of 180 feet above mean sea level (AMSL) to 200 feet AMSL. Grading would occur over the entire Project site and after grading, elevations would be similar as under existing conditions. Impacts resulting in topographic changes would be less than significant.
- b) **Less than Significant Impact.** All slopes on the Project site would be engineered for long-term stability and would be required to be constructed in accordance with the site-specific grading specifications of *Appendix E*. Therefore, the Project would not create a substantial adverse effect associated with changes in topography nor create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.
- c) **No Impact.** The Project site does not contain any operational subsurface sewage disposal systems under existing conditions. The Project site does not serve as a leach field for any off-site properties and has no potential to affect or negate operating subsurface sewage disposal systems. No subsurface sewage disposal systems are required or proposed for Project implementation. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Petra Geosciences Geotechnical Update Report (Appendix E)

Findings of Fact: Impacts will be less than significant.

- a) **Less than Significant Impact.** The Project would be required to comply with the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that would be submitted to and approved by the County prior to construction. The approval of a Project-specific SWPPP would ensure that onsite soil erosion would be kept to a minimum during development of the Project. Therefore, impacts related to substantial soil erosion or the loss of topsoil would be less than significant.
- b) **Less than Significant Impact.** According to the Project's Geotechnical Report, the predominant soil types encountered on the site are typically medium dense, fine to medium-grained sand to more coarse-grained with some silty sands with increasing depths. Therefore, the absence of any clayey constituent would render the near surface expansion potential as very low. In addition, if imported soils are required, these soils should exhibit a low expansive potential. Lastly, the Project would be required by the County to incorporate the recommendations contained within *Appendix E* into the grading and building plans for the Project. Therefore, the Project would result in less-than-significant impacts associated with expansive soils and would not create substantial risks to life or property.
- c) **No Impact.** The Project would not involve the use of septic tanks or any other alternative wastewater disposal systems. Therefore, there would be no impacts associated with septic tanks or alternative wastewater systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: Impacts will be less than significant.

- a) **Less than Significant Impact.** Wind erosion and blowsand would be issues during the grading phases of Project construction. Blowsand creates concern for maintenance activities, since it acts as an abrasive on metal, glass, and wood surfaces including those on cars, windows, and siding. The operation and maintenance activities that occur on the Project site would not result in additional workers being located on-site for additional durations of time. Thus, the safety and quality of life issues associated with blowsand are not relevant to the Project. Implementation of the Project's Dust Control Plan and adherence with the County's Fugitive Dust and Erosion Control Ordinance would serve to reduce the effects of wind erosion. The Project would adhere to Riverside County Ordinance No. 484, which requires prevention of substantial quantities of soil from being deposited on public roads and private property. As previously addressed, the Project would be required to comply with SCAQMD Rules 403 and 403.1 to control dust emissions generated during the grading

activities onsite and along the main access road. Standard construction practices to reduce fugitive dust emissions would be implemented, which include watering of the active site. Therefore, impacts associated with wind erosion and blowsand would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality, Greenhouse Gas, and Energy Impact Study (Appendix B)

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact. Operational emissions occur over the life of the Project. The operational emissions for the Project are 737.64 metric tons of CO₂e per year (see Table 6). Furthermore, as shown in Table 6, the Project's total emissions (with incorporation of construction related GHG emissions) would be 754.64 metric tons of CO₂e per year. These emissions do not exceed the County of Riverside Climate Action Plan (CAP) Update and SCAQMD screening threshold of 3,000 metric tons of CO₂e per year. Therefore, the Project's GHG emissions are considered to be less than significant.

Table 6 Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources ⁴	0.00	0.15	0.15	0.00	0.00	0.17
Solid Waste ⁵	0.00	0.00	0.00	0.00	0.00	0.00
Water ⁶	0.00	0.10	0.10	0.00	0.00	0.10
Construction ⁷	0.00	35.66	35.66	0.01	0.00	36.15
Total Emissions	0.00	35.91	35.91	0.01	0.00	36.43
County of Riverside CAP and SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No
Notes:						
¹ Source: CalEEMod Version 2020.4.0						
² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.						
³ Energy usage consist of GHG emissions from electricity and natural gas usage.						

⁴Mobile sources consist of GHG emissions from vehicles.

⁵Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁶Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

⁷Construction GHG emissions based on a 30-year amortization rate.

b) Less than Significant Impact. The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. As stated previously, the County of Riverside has adopted a Climate Action Plan; therefore, the Project and its GHG emissions have been compared to the goals of the County of Riverside CAP Update.

Per the County's CAP Update, the County adopted its first CAP in 2015 which set a target to reduce emissions back to 1990 levels by the year 2020 as recommended in the AB 32 Scoping Plan. Furthermore, the goals and supporting measures within the County's CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as SB 32 and California's 2017 Climate Change Scoping Plan. Therefore, compliance with the County's CAP in turn reflects consistency with the goals of the CARB Scoping Plan, Assembly Bill (AB) 32 and Senate Bill (SB) 32.

Appendix D of the Riverside County CAP Update also states that projects that do not exceed the CAP's screening threshold of 3,000 MTCO₂e per year are considered to have less than significant GHG emissions and are in compliance with the County's CAP Update. According to the County's CAP Update, projects that do not exceed emissions of 3,000 MTCO₂e per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that match the California Green Building Code in effect as of January 2017.

As stated above, the GHG emissions generated by the proposed Project would not exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO₂e. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (1/4) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Google Earth, State of California Water Resources Control Board GeoTracker

Findings of Fact: Impacts will be less than significant.

a/b) Less than Significant Impact. Proposed construction activities for the development of the Project may involve the use and transport of hazardous materials, which include but not limited to fuels, gasoline, hydraulic fluid, lubricants, and other liquids associated with the operation of heavy equipment utilized for construction. Additionally, transportation, storage, use and disposal of hazardous materials during construction activities would be required to comply with all applicable federal, state, and local statutes and regulations. This includes the preparation of a SWPPP that would outline specific BMPs that would be administered during the construction of the Project to prevent the discharge of construction-related pollutants that could contaminate nearby water sources. The Resource Conservation and Recovery Act (RCRA; 42 USC 6901 et seq.) would require businesses with substantial quantities of hazardous materials to adhere to strict requirements regarding handlings, transportation, and storing of supplies. Furthermore, the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq., protects against the risk to life, property, and the environment that are associated in the transportation of hazardous materials in intrastate, interstate, and foreign commerce. Upon completion of the proposed construction, all hazardous materials would be removed from the Project site. Therefore, with all applicable regulations in place, impacts associated with accidental release of hazardous materials during construction activities would be less than significant.

The proposed Project involves the construction of a solar facility, which is not typically associated with the routine transport, use, or disposal of hazardous materials. Furthermore, the Project would be required to disclose all hazardous materials that would be handled onsite, and if the Project exceeds the quantities mentioned above, a Hazardous Materials Business Plan (HMBP) would be required. The preparation of the HMBP for the Project would ensure that the necessary procedures and protocols are in place and exercise for the safe containment and handling of hazardous materials. This also includes regulations set by OSHA regarding worker safety and waste management. The CDC also provides guidance and recommendations for the prevention and control of infectious diseases that are associated with healthcare environments. No detergents or chemicals will be used for solar panel maintenance. Solar panels will be washed every three months with de-ionized water. Batteries are self-contained within a container unit that contain a spill tray to trap potential leakage. Through implementation of all applicable plans and regulations the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through foreseeable accidental release of hazardous materials. Therefore, impacts would be less than significant.

- c) No Impact.** The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.
- d) No Impact.** The nearest school to the Project site is Southern California Nursing Academy, which is approximately 0.6 mile southwest of the Project site. The Project would not impact schools within 0.25-miles by emitting hazardous or handling hazardous or acutely hazardous materials, substances, or waste. No impact would occur.
- e) Less than Significant Impact.** According to the Department of Toxic Substance Control (DTSC), there are no Federal Superfund sites within the vicinity of the Project site. All environmental cleanups and any permitted hazardous material facilities are listed in the Envirostor database, including Comprehensive Environmental Response, Compensation, and Liability Act (CERLA) sites as well. Additionally, according to the State of California Water Resources Control Board GeoTracker, the Project site is not located within any cleanup sites. The nearest cleanup site is located at Tri-Palm Estates and County Club, approximately 0.2-mile west, which had potential contaminants of concern (gasoline). However, the clean-up status on this site has been completed and the case has been closed as of January 22, 1999. The Project is not located on a site or within the vicinity of a site that is listed as a hazardous materials site pursuant to Government Code Section 65962.5. Thus, the Project would not create a significant hazard to the public or the environment and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. 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 (2) 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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact: There will be no impacts.

a-d) No Impact. The nearest airport to the Project site is the Bermuda Dunes Airport located approximately 6.7 miles southeast of the Project site. The Project site is not located within the airport influence area or part of the airport land use compatibility plan. Due to a Change of Zone being proposed for the Project, the Project will be reviewed and approved by the ALUC prior to building permit issuance. Furthermore, there are no private airport facilities or heliports within the vicinity of the Project site. Accordingly, the Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure 4 "Flood Hazard Zone," Preliminary Site Plan, FEMA Flood Maps, Albert A. Webb Associates

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact. Construction of the Project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which are required

when there is a soil disturbance of more than one acre. The Applicant will be required to comply with all rules, regulations, and procedures of the NPDES permit for municipal and construction activities as outlined by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (Colorado River Basin – Region 7). The Project would be required to meet all applicable water quality standards or waste discharge requirements, thus avoiding any violation of such standards or requirements. The project area is located downstream of the toe of the Thousand Palms Wash alluvial fan. Several other smaller alluvial fans exist upstream of the project site. Sediment sources in the project vicinity are the alluvial fan runoff from these fans as well as windblown sands. Several small unnamed ephemeral streams cross the project limits draining primarily south to southeasterly. The ephemeral streams are generally not well defined and may experience some lateral movement during runoff events. As a result of the alluvial fan runoff the project site is subject to occasional shallow flooding. It is because of this condition, and the requirement to perpetuate historical runoff patterns, that the solar panels and the battery containers are elevated three to four feet above the natural terrain. The solar panels which cover the majority of the site will be mounted on posts that are driven 6 to 9' below grade, while the batteries will be located on elevated pads. By doing this, along with using road base instead of asphalt, no impervious areas are created. Because there is no proposed impervious area within the project site, there is no increased runoff, and any direct rainfall will drain onto the existing terrain within the project area as it has historically done in the past where it infiltrates into the soils within the project area.

As the project only consists of minor grading that replicates the existing landform and uses pervious road base materials instead of asphalt concrete, general pollutants are not created.

According to the Whitewater River Water Quality Guidance Document, a project requires a WQMP when it meets the thresholds for a Priority Development Project. The proposed project does not fall into the categories for a Priority Development Project based as presented in Appendix H, WQMP Exemption Memo.

According to the General Plan, since the 1900's and leading through today, depletion of groundwater basins has been accelerating since the expansion of agricultural activities. Consequently, groundwater demand exceeds available recharge and in turn causing an "overdraft". To ensure water availability, Coachella Valley water agencies contract with Metropolitan Water District of Southern California (MWD) to exchange their water entitlement from the State Water Project for like amounts from the Colorado River. Water is diverted and percolates into the Whitewater Subbasin via MWD's aqueduct that crosses the Whitewater River. The mentioned agreement is intended to assure adequate water supplies through the year 2035. Furthermore, the water agencies are required to prepare an Urban Water Management Plan (UWMP) every five years. This plan helps set forth a program to meet water demands during normal, dry, and multiple dry years. The UWMP helps to ensure that water supplies are being planned for and meet future growth. The 2020 UWMP, determined that adequate water supplies would be available to serve existing service areas through the year 2040. As such, since the Project site is within the County's existing service area and has been accounted for within these water projections, the proposed Project would be consistent with the 2020 UWMP and would not substantially decrease groundwater supplies. Therefore, impacts to groundwater supplies would be less than significant.

The Project would not generate effluent that would subsequently require treatment at a wastewater facility). Furthermore, adherence to all NPDES regulations would minimize any pollutants associated with urban runoff to a less than significant level. Therefore, with implementation of all applicable NPDES regulations, impacts to water quality standards or waste discharge requirements would be less than significant.

- b) Less than Significant Impact.** The primary source of water in the Coachella Valley is groundwater extracted by deep wells and replenished with Colorado River Water. The Coachella Valley Water District (CVWD) will provide domestic water service to the Project and is a participant in the Coachella Valley Regional Water Management Group that prepared an Integrated Regional Water Management Plan (WMP) in 2018. The *2018 Integrated Regional WMP* determined that long-term regional demand for potable water is expected to increase; however, with continued conservation measures and replenishment of groundwater, sufficient supplies will be available to meet the projected demand. As such, Project water demands have already been accounted for within the *2018 Integrated Regional WMP* and sufficient water supplies exist to serve the Project.

At Project buildout, water will be required to serve the needs of the new solar facility. The Project would connect to the existing water line on Ramon Road. No new wells or additional water infrastructure are proposed. The Project would be required to comply with CVWD's and the County's water-efficiency requirements, such as including the potential use of drought-tolerant planting materials and limited landscaping irrigation. The Project would also be required to comply with CVWD's drought restrictions and water reduction measures as applicable. Therefore, compliance and implementation of CVWD and County requirements would ensure that the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Impacts would be less than significant.

- c) Less than Significant Impact.** The project grading will not alter the existing drainage pattern of the site or surrounding area. The project proposes minimal superficial grading that replicates the existing topography and does not alter any stream or river. Additionally, the project does not propose any impervious surfaces, therefore there will be no increase of runoff exiting the site. Therefore the project would have a less than significant impacts.
- d) Less than Significant Impact.** The project perpetuates existing natural drainage patterns and does not propose any impervious areas that will increase runoff which could create an increase in erosion. Additionally, by performing only minimal grading that replicates the existing contours, the erosive potential of existing soils is minimized. Since, the project does not propose to block drainage, there would be no provision or allowance for siltation to occur onsite or offsite. All grading operations will conform to the County's NPDES requirements for soil stabilization until such time as required.
- e) Less than Significant Impact.** The project does not propose any impervious surfaces; therefore, the amount of historical runoff will not be increased. The site is proposing to replicate the existing contours and drainage patterns therefore would be no flooding created on site or off-site.
- f) Less than Significant Impact.** The site design does not propose any impervious surfaces nor significant changes to current drainage patterns. Therefore, the project will not generate an increase in runoff impacting any existing or planned stormwater drainage systems. As noted in item d above the project will conform to the County's NPDES requirements. Impacts would be less than significant.
- g) Less than Significant Impact.** The project is located within a US Federal Emergency Management Area. The project elevates all equipment 3-4 feet above the surface to allow flood flows to drain in the historical manner, pre and post project therefore resulting in no impacts to flood flows. Impacts would be less than significant.
- h) Less than Significant Impact.** The Project is located within the U.S Federal Emergency Management Agency (FEMA) Flood Zone AO; therefore, it is located within the 100-year flood plain all project elements are elevated 3-4 feet above existing terrain, those elements are not subject to inundation and will not release pollutants do to project inundation. The Project site is not located

within the vicinity of a water body. Due to the Project site location being far away from the ocean and far away from any lakes or dams, there is no possibility of dam failure, tsunami or seiche. Impacts would be less than significant.

- i) **Less than Significant Impact.** Project water demand has already been accounted for in the 2018 *Integrated Regional WMP* and sufficient water supplies exist to serve the Project. The Project would adhere to all applicable water quality standards and will implement a Project specific WQMP approved by the County and the Regional Water Quality Control Board for both construction and operational activities. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Map My County

Findings of Fact: Impacts will be less than significant.

- a) **Less than Significant Impact.** As previously mentioned, the Applicant has applied for a Change of Zone, which would change the existing zoning of the entire Project site from R-1 to R-D.

The Applicant would develop the Project site in accordance with the proposed zone (R-D) and would comply with all applicable development regulations/development standards contained in the Zoning Ordinance. Furthermore, the Project is consistent with the existing General Plan land use designation, "MDR" and "RR." Accordingly, implementation of the Project would not conflict with the County's General Plan or Zoning Ordinance. Therefore, implementation of the Project would not cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect. Impacts would be less than significant.

- b) **Less than Significant Impact.** The Project site is located within an area of the Thousand Palms Community that is urbanizing. The project site is currently vacant and undeveloped. The Project site is surrounded by undeveloped land to the north and to the east, vacant and undeveloped land (currently entitled with a 590-unit Specific Plan) and existing residential homes to the west, and vacant, undeveloped land and a portion of an existing golf course to the south. The Project would not physically divide any of the established surrounding communities because the project is at the edge of lands either occupied by existing development or planned for residential development. It is

bounded on the north and east by the Coachella Valley National Wildlife Refuge, where it serves as a transitional buffer to more active residential development. Therefore, it will not divide nor impact any existing community and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. 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) Potentially 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(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact: There will be no impacts.

a-c) No Impact. Per the County’s General Plan (Figure OS-6) the Project site is located in Mineral Zone MRZ-3, which indicates that significance of mineral deposits are undetermined. Furthermore, if a potential mineral extraction operation were to be located within the Project site, it would be incompatible both with the land use designation and surrounding land uses whereas the proposed project would be a quiet, non-congestive use that would not expose people to such issues. Therefore, development of the Project would result in a less-than-significant impact relating to mineral resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source(s): MD Acoustic’s Noise Impact Study (Appendix F), Google Earth

Findings of Fact: There will be no impacts.

a) **No Impact.** The nearest airport to the Project site is the Bermuda Dunes Airport, located approximately 7.0 miles southeast of the Project site. The Project site is not located within the airport influence area boundary. Furthermore, the noise compatibility contours provided in the Riverside County Airport Land Use Compatibility Plan (RCALUCP) show that the Project site is way outside of the 65 dBA CNEL noise contour for the Bermuda Dunes Airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airports. No impact would occur.

b) **No Impact.** There are no private airfields or airstrips in the vicinity of the Project site. Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): MD Acoustic’s Noise Impact Study (Appendix F)

Findings of Fact: Impacts will be less than significant.

a) **Less than Significant Impact.** Project construction noise would occur due to the use of equipment that includes a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in stages such as site preparation, grading, building construction, paving, and architectural coating.

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites. Since the reference noise levels were collected at varying distances, all construction noise level measurements presented in Table 4 of *Appendix F*, have been adjusted to describe a uniform reference distance of 50 feet.

Construction Noise Analysis

Noise generated by construction will temporarily increase the ambient noise levels within the Project vicinity. Construction will occur during hours which are exempt from noise regulation as described in County of Riverside's Code of Ordinances Section 9.52.20.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be the loudest during the grading phase. Grading will consist of the use of 2 graders, 2 loaders, and 2 scrapers operating as close as 250 feet from the nearest property line.

Unmitigated noise levels have the potential to reach 47.8 dBA Leq and 66.4 Lmax at the nearest sensitive receptors during building construction. Noise levels for the other construction phases would be lower, approximately 36-40 dBA Leq and 60-62 dBA Lmax.

After construction, day-to-day operations on the project will be silent except for noise generated by occasional maintenance and landscaping during hours when such noises are exempt from regulation as described in County of Riverside's Code of Ordinances Section 9.52.20.

Therefore, the impact is considered less than significant.

Operational Noise Analysis

Sensitive receptors that may be affected by Project operational noise include residential zoned areas surrounding the site, existing residential to the southwest, and the Coachella Valley National Wildlife Refuge area to the east. The worst-case stationary noise was modeled using SoundPLAN acoustical modeling software. Worst-case assumes that all Project equipment is always operating at full load when in reality the noise would be intermittent and cycle on/off depending on customer usage. The levels are compared to the County's nighttime limit although the Project would be quietest at night.

A total of four receptors were modeled to evaluate the proposed Project's operational impact, which is shown in Exhibit F of *Appendix F*. This study compares the Project's operational noise levels to two different noise assessment scenarios: 1) Project Only operational noise level projections, 2) Project plus ambient noise level projections.

Project Operational Noise Levels

Exhibit F of *Appendix F* shows the "project only" operational noise levels at the Project site and illustrates how the noise would propagate at the property lines and/or sensitive receptor area. Operational noise levels at the adjacent uses are anticipated to range between 34 dBA to 45 dBA Lmax (depending on the location). The Project noise level at the Coachella Valley National Wildlife Refuge area, which has been designated "conservation habitat" in the land use plan, would be below 45 dBA.

Project Plus Ambient Operational Noise Levels

Table 7, below, demonstrates the Project plus the ambient noise levels. Project plus ambient noise level projections are anticipated to range between 45 to 49 dBA Leq depending on location. Therefore, the Project has been compared to the quietest hourly average ambient noise level for comparative purposes.

Table 7 Project Operational Noise Levels

Receptor ¹	Floor	Existing Ambient Noise Level (dBA, Leq) ²	Project Noise Level (dBA, Lmax) ³	Nighttime (10PM – 7AM) Stationary Noise Limit (dBA, Lmax) ⁴	Combined Noise Level (dBA, Lmax) ⁴	Change in Noise Level as Result of Project
1	1	47	45	45	49	2
2	1	47	45	45	49	2
3	1	45	34	45	45	0
4	1	47	43	45	48	1

Notes:

- ¹ Receptors 1-4 represent residential uses.
- ² Existing ambient taken as one-hour measurement.
- ³ See Exhibit F for the operational noise level projections at said receptors.
- ⁴ Per the County of Riverside noise ordinance Chapter 9.52.

As shown in Table 7, the Project noise level does not exceed the County of Riverside stationary exterior noise limits. Project operations are anticipated to remain below the County noise limits and would not change at the existing residential site. Therefore, impacts are less than significant.

When comparing the baseline plus Project condition, the change in noise level would be between 0 to 2 dBA, Leq, which would fall within the “Not Perceptible” acoustic characteristic. Therefore, impacts would be considered less than significant.

Off-Site Traffic Noise Analysis

A worst-case project-generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model – FHWA-RD-77-108. Traffic noise levels were calculated 50 feet from the centerline of the analyzed roadway. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference with and without Project conditions. In addition, the noise contours for 60, 65, and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase of traffic from the operation of the proposed Project on the nearby roadways were calculated for the following scenarios:

- Existing Year (without Project): This scenario refers to existing year traffic noise conditions.
- Existing Year (Plus Project): This scenario refers to existing year + Project traffic noise conditions.

Table 8 compares the without and with Project scenario and shows the change in traffic noise levels because of the proposed Project. It takes a change of 3 dB or more to hear a perceptible difference. As demonstrated in Table 8, the Project is anticipated to change the noise 0.1 dBA CNEL, which is significantly less than the FINCON standard CNEL which allows a 1.5 dBA increase in CNEL.

Although there is an increase in traffic noise levels, the impact is considered less than significant as the noise levels at or near any existing proposed sensitive receptor would be 73.2 dBA CNEL or less and the change in noise level is 3 dBA or less.

Table 8 Off-Site Traffic Noise Levels

Existing Without Project Exterior Noise Levels

Roadway	Segment	CNEL at 50 Ft (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Ramon Road	East of Monterey Ave	71.1	64	203	643	2032

Existing With Project Exterior Noise Levels

Roadway	Segment	CNEL at 50 Ft (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Ramon Road	East of Monterey Ave	71.2	65	206	652	2062

Change in Existing Noise Levels as a Result of Project

Roadway ¹	Segment	CNEL at 50 Feet dBA ²			
		Existing Without Project	Existing With Project	Change in Noise Level	Potential Significant Impact
Ramon Road	East of Monterey Ave	71.1	71.2	0.1	No

Notes:

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from the centerline of the subject roadway.

- b) Less than Significant Impact.** The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration.

For the purposes of this analysis, and to substantiate whether the Project would result in “exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels,” applicable criteria developed by the California Department of Transportation (Caltrans) were employed. The Caltrans Transportation and Construction Vibration Guidance Manual indicates that received vibration levels of 0.10 Peak Particle Velocity (PPV) (equal to 0.071 Root Mean Square Amplitude [RMS]) could be strongly perceptible (Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans) September 2013, p. 38). For the purposes of this analysis, received vibration levels exceeding 0.10 PPV (0.071 RMS) would be considered potentially significant.

Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage.

At a distance of 250 feet, a large bulldozer would yield a worst-case 0.007 PPV (in/sec) which is below the level and perception and is below any threshold of damage. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside Map My County, 2022

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

a) **Less than Significant with Mitigation Incorporated.** According to Riverside Map My County, the Project site is located within an area with low paleontological sensitivity. Notwithstanding, there is a remote potential to unearth significant paleontological resources during construction activities. Through implementation of Mitigation Measures PAL-1 through PAL-4, impacts to unique paleontological resources or site or unique geologic feature would be reduced to a less-than-significant level.

Mitigation:

MM PAL-1: Prior to the start of the proposed project activities, all field personnel will receive a worker’s environmental awareness training on paleontological resources. The training will provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the project area, the role of the paleontological monitor, outline steps to follow in the event that a fossil discovery is made, and provide contact information for the project paleontologist. The training will be developed by the project paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.

MM PAL-2: Prior to the commencement of ground-disturbing activities, a professional paleontologist will be retained to prepare and implement a PRMMP for the proposed project. The PRMMP will describe the monitoring required during excavations that extend into older Quaternary (Pleistocene) age sediments, and the location of areas deemed to have a high paleontological resource potential. Part-time monitoring, or spot checking, may be required during shallow ground-disturbances (< 10 feet below ground surface) to confirm that sensitive geologic units are not being impacted. Monitoring will entail the visual inspection of excavated or graded areas and trench sidewalls.

MM PAL-3: In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the project paleontologist shall complete the following:

1. **Salvage of Fossils.** If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor, and/or project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the project paleontologist

(or paleontological monitor) should recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

2. Fossil Preparation and Curation. The PRMMP will identify the museum that has agreed to accept fossils that may be discovered during project-related excavations. Upon completion of fieldwork, all significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.

MM PAL-4: Upon completion of ground disturbing activity (and curation of fossils if necessary) the project paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

Monitoring: MM PAL-1 through MM PAL-4: Monitoring is required and shall occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Preliminary Site Plan

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

- a) Less than Significant with Mitigation Incorporated.** Under existing conditions, the Project site is comprised of vacant, undeveloped land with no residential structures. Therefore, development of the Project would not displace any housing or displace any people however, the project is located

in the Thousand Palms Environmental Justice Community. The Environmental Justice Form (item HC 18.12) included in the application submittal identified the loss of potential affordable housing as an impact. The project's lifespan of 34 years will have a short-term impact on the future development of potential affordable housing. The project site has a potential residential development yield of 400 units; 80 of which qualify as potential cap A affordable housing. A fee of \$2,500 per affordable unit will be provided to the County of Riverside to mitigate the short-term loss of these affordable housing units.

- b) No Impact.** The proposed Project would consist of a solar facility. According to the County's General Plan, the Project is expected to create approximately 35 temporary jobs; therefore, due to the small amount of employment generated by the Project and the fact that the jobs are temporary, it is not anticipated that the labor demand caused by the Project would trigger the need for affordable housing. No impact associated with affordable housing needs would occur.
- c) No Impact.** The proposed Project would not directly generate a residential population and is expected to create approximately 35 temporary jobs. It is anticipated that the employment base for the construction phase of the Project would come from the existing population in Riverside County. Proposed improvements that are specific to the Project and Project-related improvements would not extend beyond the Project as described; therefore, indirect population growth due to infrastructure improvements would not occur. The project provision of energy to the grid there would not induce growth as the energy provided would fill a noteworthy shortfall of available energy to meet current demand. An analysis of the Mid-August 2020 heat storm power outages conducted by the California Independent System Operator highlighted the need for California to meet the energy needs of its residents with clean energy sources, especially as climate change accelerates warming and drying trends throughout California, leading to ever increasing energy demand and less availability of hydroelectricity sources. The report found that the State had failed to provide adequate energy resources during its transition to clean energy sources, especially during heat waves and during early evening hours when the contributions of solar energy drop while energy demand spikes. The California ISO recommended that the state "[expedites] the regulatory and procurement processes to develop additional resources" (page 15). The Salvador Solar Project responds to the need for more sources of clean and reliable energy. It provides battery storage of solar power that can be used to help meet the state's energy demand spikes in the evening when solar power generation is not available. The project does not induce demand. Rather, it is being built to meet existing excessive demand and to help reduce the likelihood of another catastrophic power outage in the future. Based on the foregoing, the Project would have no impact related to directly or indirectly inducing substantial population growth in the area.

Mitigation:

MM POP-1 Prior to issuance of a grading permit, the Applicant shall pay fees to off-set short-term impacts on potential affordable housing.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 following public services:

30. Fire Services

Source(s): Google Earth, Riverside County General Plan Safety Element

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact. The Riverside County Fire Department provides fire protection services to the Project site and surrounding area. The nearest Riverside County Fire Department Fire Station (Station 35) is located at 31920 Robert Road, approximately 1.3 miles northwest from the Project site. Based on the Project site's proximity to the existing fire station, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. Additionally, the Project would not include residential uses and no people would reside upon the Project site. The project will ensure that the battery enclosure units will be built, maintained, and inspected in compliance with Riverside County Standards, California Fire Code, and recommendations from the National Fire Protection Association's Standard for the Installation of Stationary Energy Storage Systems. To address the unlikely occurrence of a fire, the project will use safety features including a Battery Management System (BMS) which shuts down abnormally performing battery racks, internal fire suppression systems, adequate spacing of batteries and clearance distances, and thermal management systems to prevent overheating. The project will be remotely monitored at all times by trained personnel who will be respond rapidly and coordinate with emergency personnel, when necessary, in the unlikely event of an emergency. Additionally, periodic inspections and maintenance will be conducted at the site. Maintenance of the Project would require regular but occasional visual inspections, equipment servicing, and minor repairs and would not require personnel to work full-time on the Project site. The Project also would incorporate the latest industry standards when constructing the proposed solar facility. The design and construction of the Project and the materials used to build the associated improvements would be required to comply with the 2020 California Fire Code. The Riverside County Fire Department will review and approve Project plans to ensure all applicable fire standards and regulations are met. Payment of County Development Impact Fees will provide resources to the County Fire Department to maintain and augment their services. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Sheriff Services

Source(s): Google Earth, Riverside County General Plan Safety Element

Findings of Fact: Impact will be less than significant.

a) **Less than Significant Impact.** The Riverside County Sheriff's Department provides sheriff services to the Project site and surrounding area. The closest station that serves the Project site is the Palm Springs Sheriff's Department and is located at 73705 Gerald Ford Drive. This station is located approximately 1.5 miles southwest from the Project site. Because the Project is not a resident-generated use and no full-time personnel is required for the Project, the Project would be adequately served by existing sheriff services and no new or expanded unplanned facilities would be required. The Riverside County Sheriff Department will review and plans to ensure any public safety concerns are addressed. Payment of County Development Impact Fees will provide resources to the County Sheriff Department to maintain and augment their services. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Google Earth

Findings of Fact: There will be no impacts.

a) **No Impact.** The Project involves the development of a solar facility, which is not a student-generated land use. During operation of the proposed Project, minimal maintenance requirements are anticipated, as the proposed Project would operate independently with little human involvement required. On intermittent occasions, the presence of several workers may be required if major repair or replacement of equipment is necessary. However, due to the nature of the proposed Project, such maintenance activities are anticipated to be infrequent and no full-time personnel would be required. Furthermore, the nearest school to the Project site is Xavier High School, which is approximately 0.5 mile southeast of the Project site. The Project is required to pay the State mandated school impact fees, which would assist in mitigating impacts to school. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts.

a) **No Impact.** The Project's activities such as maintenance and construction would not lead to any permanent increase in population that would impact libraries. The Project is not expected to increase population in a way that would increase the demand for libraries. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact: There will be no impacts.

a) **No Impact.** The Project's activities such as maintenance and construction would not lead to any permanent increase in population that would impact health services. The Project is not expected to increase population in a way that would increase the demand for health service facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				

35. Parks and Recreation				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: There will be no impacts.

a/b) No Impact. The Project does not have the potential to a significant increase in the local population, and no increase in demand for parks or recreation facilities would occur. Therefore, there will be no expansion of existing or development of new parks or recreation areas. No impact would occur.

c) Less than Significant with Mitigation Incorporated. County Service Areas (CSA) facilities operated by the County of Riverside include County-owned and maintained parks and community centers. According to Map My County, the Project site is not located within a CSA. The Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan and the park dedication and par fee requirements of Riverside County Ordinance No. 460, Section 10.35 (Park and Recreation Fees and Dedications), only apply to residential subdivisions. Therefore, the Project is not subject to a recreational CSA or payment of Quimby Fees The project is located in the Thousand Palms Environmental Justice Community. The Environmental Justice Form (item HC 19.2) included in the application submittal identified the need for high quality parks, green space, hiking trails, recreational facilities, and natural environments in areas where such facilities are lacking. A parks, recreation and open space fee of \$300 per potential affordable unit will be provided to the County of Riverside as mitigation to pay for the expansion of parks and recreation services within the Western Coachella Valley Area Plan, Area II.

Mitigation:

MM REC-1 Prior to issuance of a grading permit, the Applicant shall pay a parks and recreation fee.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact: There will be no impacts.

a) No Impact. There are planned trails located along the Project site’s frontage with Ramona Road. Because the proposed use for the Project site is a solar facility, the Project would not interfere with the construction or expansion of a trail system. The Project would also not lead to population growth and would not lead to a trail system being constructed or expanded. Therefore, no impact would occur to recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Integrated Engineering Group's VMT Screening Analysis (Appendix G)

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact. Per the County of Riverside Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled, trip generation may be estimated for land uses that are not included in the Institute of Transportation Engineers (ITE) Trip Generation Manual or other published sources. For the purposes of this analysis, the forecasted trips generated by the Project assume that trips would occur during the construction phase only since the Project, once constructed and in operation, would be unmanned with no office or operation space constructed on site. The operation of the site would be monitored remotely not requiring any employees to be present on-site. Site routine maintenance and inspections would be performed consistent with an established monthly maintenance schedule and time of need.

Project construction peak hour trips are anticipated to occur outside the typical peak hours of the network since construction workers will need to be at the construction site prior to 7am and depart the site at 3pm; however in order to evaluate the worst-case scenario, it is assumed that construction employees arrive during the AM peak hour and depart during the peak hour traffic of the adjacent street with truck trips occurring randomly over the course of the work day.

Based on these assumptions, a daily and peak hour trip generation has been calculated for the Project. It is estimated that 35 employees would work on the site during the five-month peak construction period of which 25 employees would arrive alone and 10 employees would carpool. Other ancillary project related truck trips are also accounted for as follows

- Single Occupancy - 25 employees
 - 50 (25 employees x 2 trips per day) daily trips
 - 25 inbound trips in the morning peak and
 - 25 outbound trips in the afternoon peak

- Carpool (assumed 2 in a carpool) – 10 employees
 - 10 (10 employees/2 x 2 trips per day) daily trips
 - 5 inbound trips in the morning peak
 - 5 outbound trips in the afternoon peak
- Truck Trips – 10 trucks
 - 60 (10 x 3 (PCE factor) x 2) daily trips
 - 3 inbound and 3 outbound trips in the morning peak
 - 3 inbound and 3 outbound trips in the afternoon peak

Based on the information provided by IEG, the Project is expected to generate 120 daily trips, 36 AM peak hour trips, and 36 PM peak hour trips. Pursuant to the County's Transportation Guidelines, trip generation of less than 100 vehicle trips during the peak hours would be exempt from preparing a level of service (LOS) analysis and would therefore not conflict with the County's General Plan. Impacts would be less than significant.

- b) Less than Significant Impact.** CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743) for reduction of GHG emissions and development of multimodal transportation networks. SB 743 requires amendments to the CEQA Guidelines to provide for an alternative criterion to the LOS methodology for evaluating transportation impacts. Generally, "vehicle miles travelled" or VMT is considered as the most appropriate measurement of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project.

Since the Project, once constructed and in operation, would be unmanned with no office or operation space constructed on-site, it will be screened out from a full VMT analysis. Additionally, it should be noted that construction worker VMT is not a newly generated VMT; instead, it is redistributed throughout the regional roadway network based on the different work sites in which construction workers travel to each day. Therefore, construction workers are not generating new VMT each day, only redistributing it. This redistribution is considered to have a nominal and momentary effect on the regional and citywide daily VMT.

The Project's total daily trips is 120 average daily trips (ADT), including implementation of the appropriate passenger car equivalent (PCE) adjustment factor for heavy vehicles. However, the intent of SB 743 and VMT analysis per CEQA is the analysis of VMT-generated "automobiles" in which OPR defines as "on-road passenger vehicles, specifically cars and light trucks." The total daily trips from passenger vehicles, excluding construction truck trips is 60 ADT. In addition, the Project total daily trips is 80 ADT without applying the 3.0 PCE conversion rate to Project construction truck trips. In the case of a VMT analysis, it is not appropriate to apply the PCE factor since the VMT generated by the trucks is, in fact, not three times the VMT generated by a passenger vehicle making the same trip. The Project would generate 80 ADT (without PCE factors) under the construction phase of the Project. This would be a conservative analysis as this is the period where the site would generate the most traffic and VMT. Once the Project is constructed it would not generate additional VMT on a daily basis and would not be an origin or destination for the public; therefore per the County of Riverside, Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled, December 2020, the project would qualify for small project screening and would be presumed to be less than significant for VMT impacts.

- c) Less than Significant Impact.** The Project would not include any physical improvements that would extend to adjacent roads. Aside from the internal access roads that would be located on the Project site, the Project would not involve the construction or altering of any roads outside of the Project site's boundary. However, an Encroachment Permit will facilitate short term construction within the Ramon Road right-of-way where an underground feed will be extended from the project

to the SCE Substation north of Ramon Road. A Traffic Control Plan will be provided for any construction activity within any traveled public right-of-way. The County will review all of the Project's application materials to ensure all roadway improvements would be designed according to the County's standards and that no hazardous transportation design features would be introduced through implementation of the Project. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible uses. Impacts would be less than significant.

- d) **Less than Significant Impact.** Due to the nature of the proposed use of the site, the Project would not generate substantial traffic on roadways within the Project site vicinity and therefore would not alter or require new maintenance of the roadways within the Project site vicinity. In addition, prior to the issuance of a building permit, the Project proponent is required to comply with County requirements within public road rights-of-way in accordance with Ordinance No. 461. Based on the foregoing, impacts would be less than significant.
- e) **Less than Significant Impact.** The Project would not cause an adverse effect upon circulation during Project construction activities. An Encroachment Permit will facilitate short term construction within the Ramon Road right-of-way where an underground feed will be extended from the project to the SCE Substation north of Ramon Road. A Traffic Control Plan will be provided for any construction activity within any traveled public right-of-way. There would be intermittent entering and exiting of trucks onto the site during construction, but due to access along Ramon Road, there would be a less-than-significant impact to these roadways. Therefore, impacts would be less than significant.
- f) **Less than Significant Impact.** Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. During the course of the County of Riverside's review of the proposed Project, the Project's design was reviewed to ensure that adequate access to-and-from the site is provided for emergency vehicles. An Encroachment Permit will facilitate short term construction within the Ramon Road right-of-way where an underground feed will be extended from the project to the SCE Substation north of Ramon Road. A Traffic Control Plan will be provided for any construction activity within any traveled public right-of-way. The County of Riverside will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. With adherence to County requirements for emergency vehicle access, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Preliminary Site Plan, Riverside County General Plan Figure C-7, Trails and Bikeway System

Findings of Fact: There will be no impacts.

- a) **No Impact.** The Project consists of the construction and operation of a solar facility. According to the County of Riverside General Plan Figure C-7, there are no planned bikeways abutting the Project site, and the Applicant does not propose construction or expansion of a bike system or bike lanes. Therefore, there will be no impact to bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB 52 Tribal Consultation

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

- a) **Less than Significant with Mitigation Incorporated.** As previously mentioned in Section 9, *Archaeological Resources*, there are three potential archaeological resources on the Project site: Site 33-000785 is a significant resource and Sites 33-024129 and 33-024130 have the potential to be a significant resource if disturbed. However, the Applicant will avoid impact on these three Sites during construction and operational use of the Project as described in MM CUL-2. With implementation of MM CUL-2, impacts to archaeological resources will not occur and impacts will be less than significant.
- b) **Less than Significant with Mitigation Incorporated.** Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 10, 2022. No response was received from Ramona Band of Cahuilla Indians, Morongo Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, Cahuilla Band of Indians, Cabazon Band of Mission Indians, or Colorado River Indian Tribe. The Quechan Tribe responded in an email dated February 10, 2022, deferring consultation to tribes closer to the project. The Agua Caliente Band of Cahuilla Indians requested to consult in an emailed letter dated March 25, 2022. The cultural report and the project conditions of approval were provided to the tribe on March 29, 2022. On April 22, 2022, a meeting was held in which this project was discussed. During this meeting, the tribe provide specific confidential information regarding Tribal Cultural resources that may be impacted by this project and requested specific mitigation measures be placed on the project.

The Soboba Band of Mission Indians requested to consult in a letter dated February 10, 2022. Project documents were provided to the tribe on March 29, 2022, and Soboba concluded consultation on March 30, 2022.

Specific Tribal Cultural Resources were identified by both consulting tribes who recommended that the project avoid these resources. They further expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner. Mitigation Measures MM CUL-1 in Section 8, and MM CUL- 2, 3, 4, 5 , and 6 address concerns expressed by the consulting tribes.

Mitigation: See MM CUL-2 in Section 9.

Monitoring: MM CUL-2: Monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Coachella Valley Water District

Findings of Fact: Impacts will be less than significant.

a) No Impact. During construction of the Project, water would be transported to the Project site via water trucks and used for dust suppression. Water service for maintenance and potential landscaping on the site would be provided via the existing water line beneath Ramon Road. Due to the nominal amount of water needed for the Project, the Project would not require or result in the relocation or construction of new or expanded water facilities, whereby the construction or relocation would cause significant environmental effects. The Project would not produce effluent that would subsequently require treatment at the wastewater facility. As such, the Project would

not warrant construction of new or expansion of existing wastewater facilities. As previously mentioned in Section 23 (c-g), the proposed site grading and drainage for the Project would consist of contour grading, which would be designed to match the historical drainage pattern of the site. There will be no impervious areas, no on-site impounding, and no flood control structures within the project therefore the Project would not require construction of new or expanded storm water drainage facilities. No impact would occur.

b. Less than Significant Impact. The project will require metered water to support construction activities associated with the project. Construction is expected to last five months with water being used for the following tasks:

- a. Site Pre-Watering - 0.5-month duration using approximately 300 Ac-Ft of water.
- b. Rough Grading and Dust Control – 1.5-month duration using approximately 60 Ac-Ft of water
- c. Platform/Foundation and Dust Control – 3-month duration using approximately 100 Ac- Ft of water

Operational and maintenance water demand will be limited to irrigation of perimeter landscape. Irrigation water will be limited to drought tolerant perimeter landscaping adjacent to future residential development on the west and south boundaries of the project. Annual irrigation water usage is estimated to be approximately 6 Ac-Ft. Water for maintenance purposes for the solar panels will be de-ionized water imported with water trucks.

CVWD is responsible for supplying potable water to the Project and its region. The *2020 Cucamonga Valley Water District Urban Water Management Plan (UWMP)* comprehensively addresses water demand and supply throughout the District’s service area, including the County of Riverside. Development proposed by the Project is consistent with the existing County’s General Plan land use designations envisioned under the *UWMP*. As documented within the *UWMP*, water supplies available to District customers are sufficient to meet all existing demands and anticipated future demands (including the Project’s demands) under normal, single-dry year, and extended drought conditions for the 20-year time frame evaluated in the *UWMP*. Even in the event of water supply shortages or water emergencies, the District has in place water shortage contingency plans which ensure provision of priority water services to all its existing and anticipated customers, including the Project. Based on the foregoing, the CVWD would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact: Impacts will be less than significant.

a/b) Less than Significant Impact. The proposed Project would not include permanent, traditional restroom facilities that would connect with a municipal sewer system and subsequently require effluent treatment. During construction of the proposed Project, construction workers would use temporary, portable restroom facilities. During the operations phase of the Project, no full-time personnel would be on the Project site, and as such, no permanent or temporary restroom facilities are proposed. The ground surface below the solar panels would be pervious, allowing any residual water from panel washing and erosion control activities to be absorbed into the topsoil before percolating into the deeper subsurface soils. Therefore, the Project would not generate effluent that would subsequently require treatment at a wastewater facility. Impacts associated with the exceedance of wastewater treatment requirements would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: Impacts will be less than significant.

a) Less than Significant Impact. The California Department of Resources Recycling and Recovery (CalRecycle) provides solid waste generation estimates for various land uses. The nature of the proposed Project is unique, no buildings are being built, there will be no asphalt roads, all building materials are typically metal, and any excess materials will be recycled. Minor trash generated by construction and maintenance crews would be negligible. Solid waste from the Project site would

be disposed at Lamb Canyon Landfill in the City of Beaumont, which has a remaining capacity 19.2 million cubic yards (2015). Due to the small scale of the Project, the Lamb Canyon Landfill has more than enough capacity to serve the proposed Project. Impacts would be less than significant.

b) Less than Significant Impact. The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project’s building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Public Resources Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four or more cubic yards of solid waste per week. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Utility Companies

Findings of Fact: Impacts will be less than significant.

a-f) Less than Significant Impact. The proposed Project would generate power for the site and would also receive power from the proposed utility line extension north of Ramon Road that connects to the Mirage Substation. As analyzed throughout this EA/IS, environmental impacts from the utility extension would not be significant as it would be accomplished in conformance with the rules and standards enforced by the applicable service provider. In addition, no natural gas or communication systems would be required for operation of the Project as it is a solar facility. Any street lighting, maintenance of public facilities, and other governmental services would comply with the County's General Plan and Development Code guidelines. Therefore, impacts associated with the construction and operation of electricity, natural gas, communications systems, street lighting, public facilities maintenance, and other governmental services would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County Map My County, California Department of Forestry and Fire Protection

Findings of Fact: There will be no impacts.

a) No Impact. The Riverside County Fire Department provides fire protection services to the Project site and surrounding area. The nearest Riverside County Fire Department Fire Station (Station 35) is located at 31920 Robert Road, approximately 1.3 miles northwest from the Project site. Based on the Project site's proximity to the existing fire station, the Project would

be adequately served by fire protection services, and no new or expanded unplanned facilities would be required.

- b) No Impact.** The Project would be adequately served by existing fire protection infrastructure, and no new or expanded unplanned structures would be required.
- c) No Impact.** Battery facilities will use built-in fire suppression features including a Battery Management System (BMS) which shuts down abnormally performing battery racks, internal fire suppression systems, adequate spacing of batteries and clearance distances, and thermal management systems to prevent overheating. The project will be remotely monitored at all times by trained personnel who will respond rapidly and coordinate with emergency personnel, when necessary, in the unlikely event of an emergency. Construction of these facilities will incur temporary impacts to noise levels as noted in section V.27a but will not have ongoing impacts on noise levels.
- d) No Impact.** The proposed project is not located within a hillside area, it is located on flat land and as noted in Item e. below, the project is not within a fire risk area. The proposed improvements are not subject to combustion. As noted in Item c. above, the battery systems are controlled by a management system that includes fire suppression systems and other systems that prevent overheating. Irrigated landscaping will be provided along with western border of the project site. The landscaping is separated from the battery racks and solar array by 50' and will be buffered from adjacent residentially zoned property on the west side by various road and utility easements. Given that the site has minimal fire risks, maintains natural drainage patterns (See Item 23 c., d., e., f., and g) there will not be impacts to people or structures onsite nor surrounding areas due to fire related slope issues, downstream flooding, or drainage impacts. No impact would occur.
- e) No Impact.** The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. CAL FIRE adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas (SRAs) in November 2007. The fire hazard model considers the wildland fuels. Fuel is that part of the natural vegetation that burns during the wildfire. The model also considers topography, especially the steepness of the slopes. Fires burn faster as they burn up-slope. Weather (temperature, humidity, and wind) has a significant influence on fire behavior. The model recognizes that some areas of California have more frequent and severe wildfires than other areas. Finally, the model considers the production of burning fire brands (embers) how far they move, and how receptive the landing site is to new fires. All SRAs are rated moderate, high or very high fire hazard.

According to CAL FIRE adopted FHSZ maps for SRAs, the Project site or the vicinity of the Project site is not located within an FHSZ in an SRA. Also, as shown in Riverside County Map My County, the Project site is not located in a State Responsibility Area/Federal Responsibility Area or a Local Responsibility Area (LRA). The Project site is located adjacent to land uses that do not pose a high fire risk. The Project site is not located in or adjacent to an SRA, nor is the Project site classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief. Because the Project site is not located in an SRA, the Project is not subject to Wildfire Section 44(a) through (e).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): All sources previously identified in Section V.1 through 44, Staff Review, Project Application Materials

Findings of Fact: Less-Than-Significant Impact with Mitigation Incorporated. As concluded in Sections V.1 through 44 of this document, all potential impacts discussed can be mitigated to a less-than significant level for these resources.

As described in Section V.1.a, b, and c, the project’s effect upon the Interstate 10 scenic highway corridor will be reduced by a living fence. The west and south sides of the facility will be fenced and aesthetically landscaped in a manner that will shield the facility and minimize its visual impact, especially along the western and southern perimeters which are adjacent to existing residential development. Therefore, with mitigation incorporated, the project will have less than significant impact on existing visual character or quality of public views of the site and its surroundings.

As described in Section V.7.a, the project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not located within any of the CVMSHCP designated conservation areas, and the eastern boundary of the Project site abuts the Thousand Palms Conservation Area. Construction of the proposed Project is expected to implement the applicable regulatory compliance measures described in Section 4.4 of the CVMSHCP (refer to Appendix C). The applicant will also be required to pay CVMSHCP mitigation fee, follow land use adjacency guidelines. With the implementation of these mitigation measures, the project will have a less than significant impact.

As described in Section V.7.b/c, the Project site contains two plant communities: creosote bush scrub and tamarisk thickets. project implementation will remove foraging habitat for special-status species known to occur in the area. However, various conservation areas are found near the project site that can accommodate the additional foraging activities, and payment of mitigation fee (MM Bio-1) under the CVMSHCP provides for expansion of preserved habitat. While no burrowing owls were observed on the site, project developers will prepare a burrowing owl exclusion/relocation plan for approval by the wildlife agencies, and exclusion and relocation activities may not occur during the breeding season. Additionally, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance, and the removal of any habitat containing an active migratory bird nest will be prohibited.

As described in Section V.7.d, the project design provides for a 5” opening at the bottom of the perimeter fencing to ensure free movement of small animals. Further, the applicable CVMSHCP Land Use Adjacency Guidelines (described in Section 5.2 of Appendix C) would be implemented to ensure potential indirect impacts to the Thousand Palms Conservation Area and wildlife movement opportunities are less than significant.

As described in Section V.8.a/b, Section V.9.a-c, and Sections V.39.a and b, parcels P-33-00785 was determined to be a significant historical resource and sites P-33-024129 & P-33-024130 were determined to be potential significant historical resources. To mitigate impact to these parcels, they will be protected during the grading process, and prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long-term care and maintenance of the cultural features preserved at these sites. Additional measures will be taken as outlined in MM CUL-3, 4, 5, 6, and 7.

As described in Section V.28.a, there is a remote potential to unearth significant paleontological resources during construction activities. Through implementation of Mitigation Measures PAL-1 through PAL-4, impacts to unique paleontological resources or site or unique geologic feature would be reduced to a less-than-significant level as outlined in MM PAL-1, 2, 3, and 4.

With the implementation of these mitigation measures, the project will have a less than significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): All sources previously identified in Section V.1 through 44, Staff Review, Project Application Materials

Findings of Fact: Less-Than-Significant Impact with Mitigation Incorporated. The proposed project of a solar energy facility will cause minimal to no change in existing conditions, other than temporary impacts associated with construction activities, and other impacts which will be mitigated to less than significant as outlined in section V.45.

As analyzed throughout Section V, the proposed project would result in less-than significant impacts or no impact to every element of the project except that mitigation would be required to reduce potentially significant impacts related to aesthetics, Wildlife & Vegetation, Historic Resources, Archeological Resources, Paleontological Resources, and Tribal Cultural Resources. Impacts would be minimized or avoided through project design and compliance with existing policies or regulations. As such, cumulatively considerable impacts associated with the proposed project would be less than significant with mitigation incorporated.

Mitigation and other measures: Implementation of MM AES-1, MM BIO-1, MM BIO-2, MM BIO-3, MM CUL-1 through MM CUL-7, MM PAL-1 through 4, there's no mitigation listed for 39. Tribal Cultural Resources, but they might be covered through the MM BIOs.

Monitoring: Implementation of MM CUL-2, MM PAL 1 through MM PAL 4

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

Source(s): All sources previously identified in Section V.1 through 44, Staff Review, Project Application Materials

Findings of Fact: Less-Than-Significant Impact with Mitigation Incorporated. Direct and indirect environmental effects on human beings were analyzed in numerous sections of this Initial Study.

As analyzed throughout Section V, the proposed project would result in less-than significant impacts or no impact to every element of the project except that mitigation would be required to reduce potentially significant impacts related to aesthetics, Wildlife & Vegetation, Historic Resources, Archeological Resources, Paleontological Resources, and Tribal Cultural Resources. Impacts would be minimized or avoided through project design and compliance with existing policies or regulations. As such, any direct or indirect impacts associated with the proposed project on human beings would be less than significant with mitigation incorporated.

Mitigation and other measures: Implementation of MM AES-1, MM BIO-1, MM BIO-2, MM BIO-3, MM CUL-1 through MM CUL-6, MM POP-1, MM REC-1, MM PAL-1 through 4, the mitigation listed for 39. *Tribal Cultural Resources*, is covered through MM CUL-2.

Monitoring: Implementation of MM CUL-2, MM PAL 1 through MM PAL 4

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: None

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501