

SAN BERNARDINO COUNTY
ENVIRONMENTAL INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN:	0449-034-05
Applicant:	CAL SP VII, LLC
Community:	Lucerne Valley/3 rd Supervisorial District
Location:	North side of East End Road, approximately 660' east of Dallas Avenue
Project No:	P201100209
Staff:	Loretta Mathieu, Planner
Representative:	Solarpack Development Incorporated
Proposal:	A Conditional Use Permit to establish a 3 megawatt Photovoltaic Solar Power Generation Facility on 30 acres of an existing 40 acre parcel

USGS Quad:	Cougar Buttes
T, R, Section:	T4N R1E Sec. 12 SW
Thomas Bros.:	P4482 / GRID: D-1
Community Plan:	Lucerne Valley (LV)
LUZD:	AG (Agriculture)
Overlays:	Biotic Resources AR4 (Airport Safety Review)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Loretta Mathieu, Senior Planner

Phone No: (760) 995-8140 Fax No: (760) 995-8167

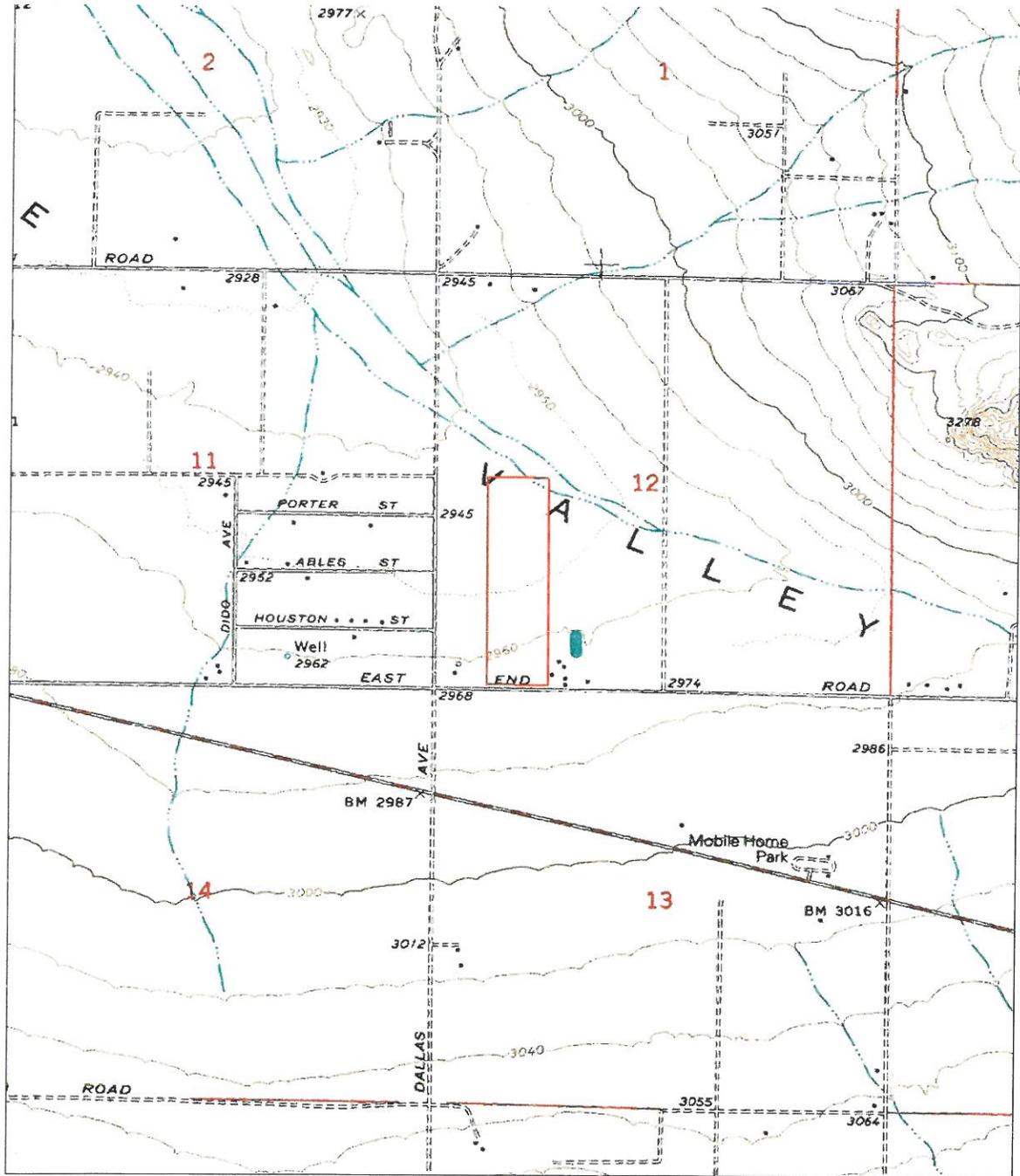
E-mail: lmathieu@lud.sbcountry.gov

Project Sponsor: Solarpack Development Incorporated
3730 Mt. Diablo Boulevard, Suite 120
Lafayette, CA 94549
(925) 283-7600

PROJECT DESCRIPTION:

Cal SP VII, LLC (Applicant) has submitted a Conditional Use Permit (CUP) application to propose the construction and operation of a 3 Megawatt photovoltaic solar energy generation facility (Project) on a 30-acre portion of 40 acres. The project site is situated approximately one-half mile north of Highway 247 (Old Woman Springs Road) and one and one-half miles east of Camp Rock Road. See **Figure 1** for a Regional Location Map and **Figure 2** for a Site Location Map. The project site is in unincorporated San Bernardino County in the community of Lucerne Valley in the realigned Third Supervisorial District. The current Land Use Zoning designation for the site is LV/AG (Lucerne Valley Community Plan/Agriculture). The site is regulated by a Biotic Resources, Fire Safety Review (FS-2) and Airport Safety Review (AR-4) Overlay Districts. The proposed project includes and lot line adjustment, which will reduce the size of the parcel from 40 acres to 30 acres.

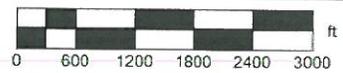
FIGURE 2: Site Location Map



Data use subject to license.

© DeLorme XMap® 7.

www.delorme.com



Data Zoom 13-4

BACKGROUND:

The 2009 Integrated Energy Policy Report, prepared by the State of California Energy Commission stated, "...the driving force for the state's energy policies continues to be maintaining a reliable, efficient, and affordable energy system that minimizes the environmental impacts of energy production and use." In addition, the Governor's Executive Order (EO) S-21-09, directed the State of California Air Resources Board (ARB) to adopt regulations increasing California's Renewable Portfolio Standard (RPS) for retail sellers (publicly owned utilities) of power within the state to 33 percent by the year 2020.

The development and utilization of large scale photovoltaic facilities provide the opportunity to meet this goal by providing emission-free energy with minimal impacts.

In order to be effective, the energy generated from commercial solar energy generation facilities must be transmitted to the electrical utility grid in the minimal distance possible. Therefore, one of the primary factors in determining the location for commercial solar energy generation facilities is the proximity to electrical distribution systems. In addition, such facilities need to be located on relatively large parcels of land, should be on relatively flat ground and should be remote from intense urban uses.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The proposed 3-megawatt photovoltaic solar energy generation facility will be constructed on a 30-acre portion of a 40-acre parcel. The project site is situated within the Mojave Desert region of unincorporated San Bernardino County, which is characterized by mountain ranges, broad alluvial fans, terraces and playas. The soils in the project area primarily consist of Cave loam. The Cave loam accounts for 76% of the property. The project site is topographically flat, containing slopes ranging from 0% to 2%. The site generally slopes in a northeasterly direction with elevations of ranging from 2,955 to 2,970 feet above mean sea level.

Approximately 25% of the property is currently used for alfalfa production. The site contains disturbed creosote bush scrub and there are approximately 24 Joshua trees existing throughout the site. The habitat quality ranges from moderately to highly disturbed. The general disturbances to the site have occurred from regular disking for agriculture and/or weed abatement, equipment storage and off-road vehicle use. Although the site is situated within an area designated as desert tortoise habitat, no tortoises were detected on the site. The site is not identified within the San Bernardino County General Plan as a Wildlife Corridor or Linkage. The site is not located within a scenic corridor and will not change any scenic views from the immediate area. No historical, cultural, archeological or paleontological resources were identified on the project site.

Only surface clearing and grubbing is required for installation of the PV panels and support structures. Vegetation would be largely left in place; removed only where gravel access roads would be constructed and where tracker, inverter shelter and office foundations would be installed. Grading will be the minimal necessary to even out any abrupt elevation changes across the site. During construction of the facility, it is expected that some vegetation would be cut or trimmed as necessary, but otherwise would be undisturbed to help maintain existing drainage patterns and to assist in erosion control.

Surrounding properties are vacant desert land, agricultural land and several single family residences. The parcels along the western border of the project area are owned by the same property owner as the project parcel. This land consists of a single family dwelling, active agriculture and farming equipment storage structures. SCE power lines are also located on the west side of the site. The properties to the north and south are vacant desert land traversed by Highway 247 on the south. There are several single family dwellings located on properties east of the site. The entire project parcel and surrounding parcels are zoned Agriculture (AG).

Table 1: Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Site	Vacant	Agriculture (LV/AG)
North	Vacant	Agriculture (LV/AG)
South	Vacant	Agriculture (LV/AG)
East	Single Family Dwellings/Agriculture	Agriculture (LV/AG)
West	Single Family Dwellings	Agriculture (LV/AG)

PROJECT SUMMARY:

The proposed project is the development and operation of a Photovoltaic (PV) solar power generation facility. The proposed facility is expected to produce 3 megawatts of renewable electrical energy. SCE electric transmission lines are adjacent to the property on the southern and western borders. One switchyard will be built as part of the project to tie into the existing power lines.

The proposed project will only produce energy when sufficient sunlight is available and will be idle when sunlight is insufficient to generate electricity. Once operational, facility staff will consist of one on-site employee performing monitoring and upkeep of the facility during typical business hours. Supplemental staff will be added when needed for site maintenance, panel cleaning or electrical repairs. Three 120-square foot buildings to house electrical equipment, a 360-square foot building for storage and a 360-square foot building housing a toilet, shower and control room will be constructed. Portable toilets will be utilized during construction. The entire perimeter of the site will be landscaped with drought tolerant, desert plants and shrubs. The project will consume minimal amounts of water as needed for dust suppression during construction and for cleaning of the solar panels when operational. Drip irrigation will be used to further minimize water use. Water is proposed to be provided by private wells. Water for panel cleaning will be imported to the site by truck. An on-site septic system will serve the project's sewage disposal requirements.

PROJECT ACTIVITIES:

Lot Line Adjustment. A lot line adjustment application was submitted in conjunction with the project CUP application to reduce the parcel size from 40 +/- acres down to a proposed 30 +/- acres. All development standards per the Lucerne Valley/Agriculture land use zoning district are to be met.

Structures and Equipment. The PV panels will be mounted above the ground on single axis trackers. The tracking system will consist of galvanized steel rails fixed upon galvanized steel posts set in concrete piers. The panels and single axis trackers will be oriented north to south and will tilt in the direction of the sun's orientation. See **Figure 3** for the Project Site Plan. The panels will measure approximately 3 feet by 6 feet and will extend a maximum of 11.5 feet above ground. Using this panel array layout, site coverage will be approximately 16.9%. The property will accommodate approximately 12,100 solar panels arranged in six sections. Between each section and along the entire perimeter a 14-foot wide AB-II access road will be constructed.

Three inverter shelters, each consisting of one transformer and two inverter units, will be installed. The PV energy will be transmitted via cable to the inverter stations to be connected to a designated 12kv line electrical pole located along the west side of Dallas Avenue.

A Building Control Center structure will be built at the site with prefabricated structures comprising a storage area, a locker/restroom/shower area and an office. Each building will be approximately 360 square feet in size. The buildings will meet all required ADA requirements. A septic system will be installed per the County Building and Safety and Environmental Health Department standards. The proposed buildings will total five, single-story units with dimensions of 30' x 8' x 12' and will be assembled on site.

Site Access and Roads. Access to the project will be provided through a point of ingress/egress along the southwest portion of East End Road. Inside the site, pervious roadways (i.e. gravel) will provide access to the PV modules, inverters, storage and office buildings. Three parking stalls measuring approximately 10 feet by 17 feet each will be designated for the sole employee and occasional guests. One additional parking space will be provided at the north end of the property for a service vehicle for retention pond maintenance. Points of ingress/egress will consist of a 20-foot wide driveway and 14-foot wide gravel roads, with a maintained 26-foot wide clearance for emergency vehicle access within the project site. The property will be fenced with a locker gate at the point of ingress/egress.

Fencing. A chain link fence, no taller than eight feet, will surround the site along the property perimeter and will be screened with landscaping.

Lighting. Motion sensitive, directional security lighting is proposed along the perimeter fencing to provide adequate intruder illumination around the site. All lighting will be shielded and directed downward to minimize potential for glare or spillover onto adjacent properties. The lighting would only activate in the event of intruder presence inside the fence perimeter.

Signage. During construction and operation, signage for safety and identification will be posted around the perimeter of the project site. No large billboards or signage for advertisement are proposed. The project will post any signage required by all jurisdictions with authority.

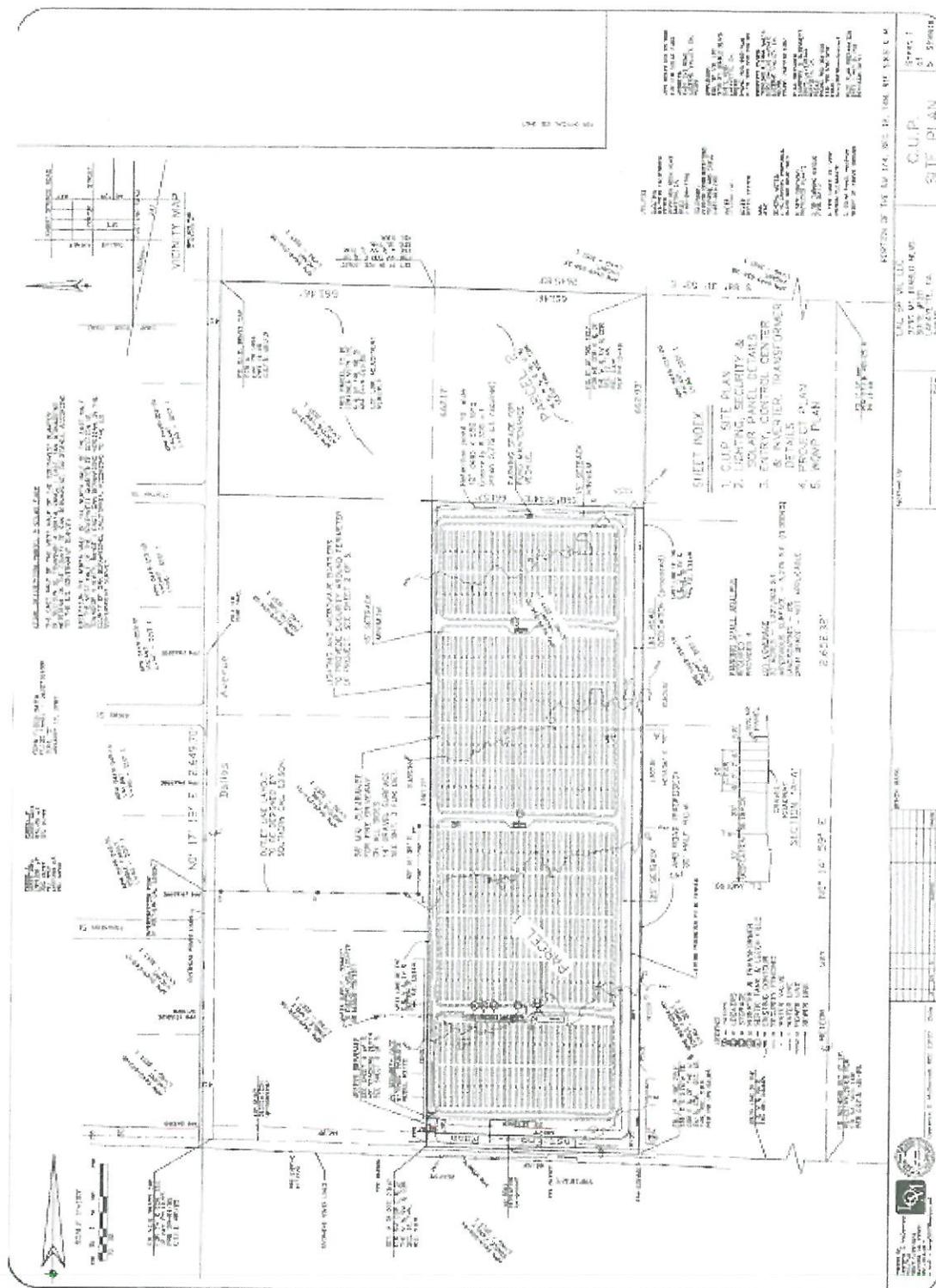
On-Site Employees. Typically, one (1) employee would be at the site for maintenance and monitoring activities once the facility is operational. To ensure security at the site, the parking lot will be accessed through a locked gate at the southwest corner of the property along East End Road. The facility will be monitored by motion sensors and security cameras during the absences of facility personnel and during the night time hours. Hours of plant operation will be during daylight hours. There will be occasional offline maintenance during night hours. Physical and remote security screening will occur during night hours.

Solid or Liquid Waste. Given the limited presence of personnel, no solid waste is anticipated to be generated. Waste water will be limited to that generated by the on-site restroom and is anticipated to be less than 50 gallons per day. A septic system consistent with the requirements of San Bernardino County Department of Environmental Health is proposed.

Water. Water to be used in an onsite restroom/shower will be supplied from an existing well on the operator's property adjacent to the project site on the west. PV panel cleaning is not expected to occur more than two times per year. The PV modules are cleaned to remove dust and similar materials that may over time coat the module surface and reduce electricity output. Well water is not suitable for cleaning. De-ionized water will be imported by truck for cleaning purposes. Total facility water use is anticipated to be less than 100 gallons per day for all activities.

Construction Schedule. Construction is anticipated to occur over a 6-month period, commencing in January of 2013. The transporting of solar panels, hardware and construction materials will be in 40-foot containers, which will also serve as temporary storage. 30 container loads will be required to deliver the solar panel units and 40 container loads to transport and deliver framing and hardware. These deliveries will be staggered to occur throughout construction. A bimonthly delivery schedule is anticipated. It is estimated that the number of onsite workers during construction will average 24 persons per day. Worker commute vehicles will account for the majority of traffic trips to the site.

FIGURE 3: Project Site Plan



Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

FEDERAL: U.S. Fish and Wildlife, U.S. Army Corps of Engineers, Federal Aviation Authority

STATE: California Department of Fish and Game (CDFG), State Water Resources Control Board, Mohave Desert Air Quality Management District (SWRCB), Caltrans District 8, Regional Water Quality Control Board (RWQCB)—Lahontan

COUNTY OF SAN BERNARDINO: Land Use Services – Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Public Works – Land Development (Roads & Drainage), Traffic, Solid Waste Management, County Fire

LOCAL: Lucerne Valley Municipal Advisory Council (LVMAC)

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

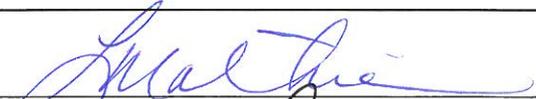
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

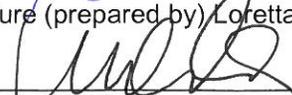
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Signature (prepared by) Loretta Mathieu, Senior Planner

3/15/2012
 Date


 Signature, Heidi Duron, Supervising Planner
 Planning Division, Land Use Services

3/15/2012
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):

- a) **Less than Significant Impact.** The proposed project will not have a substantial adverse effect on a scenic vista. It would be located approximately 2,600 feet north of Highway 247 (Old Woman Springs Rd), a County designated scenic route, and not visible to the public traveling on the highway. Additionally, based on analysis of design simulations; the limited number of potential viewers and nearby residences; and existing infrastructure within the site and surrounding area, impacts to the scenic Highway 247 as a result of the project would be less than significant. The discussion below further describes this conclusion.

The proposed project site is located within the Desert Planning Region of San Bernardino County. The existing visual character or quality of the project site consists of desert open space disturbed by some development including; roadways and transmission lines, agricultural activities and structures, scattered single family residences on large parcels and, immediately adjacent to the site on the west, agricultural production (alfalfa) including storage buildings and farm equipment and vehicles. The project site itself is mostly vacant with approximately 25% of the land used for alfalfa cultivation. In addition to Highway 247, which is approximately one-half mile away from the site, various other existing roads traverse in and around the site.

There are two existing 12 kV transmission lines in proximity to the site; one on the south and one on the west. The project proposes to interconnect with distribution lines located on the west side of the site. Any additional poles and transmission lines required for this interconnection would be consistent the existing distribution lines/poles to which it would

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

connect. Given the relatively small scale of the proposed generation facility, poles and transmission lines, coupled with the existence of other transmission lines within the vicinity, the proposed project would not cause any significant adverse aesthetic impacts. The visual change potential of the proposed project is minimal, as the development would alter the existing desert area but would be compatible with existing adjacent facilities. As a result, the scenic integrity of the areas surrounding this parcel would be affected slightly from its current state but would not be significantly impacted.

- b) **Less than Significant Impact.** The project would not substantially damage scenic resources or historic buildings associated with a state-designated scenic highway, as there are no state designated scenic highways in the vicinity of the project area. A scenic highway is officially designated as a state scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies for the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official scenic highway. The proposed project site is located near Highway 247, which has not received such official designation. The County of San Bernardino has designated sections of Highway 247 as a Scenic Route. However, the County Development Code defines the viewshed of a scenic route as an area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified in the General Plan. The project site is located over one-half mile [approximately 3,500 feet] away from Highway 247 and is, therefore, not within its viewshed.

- c) **Less than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is consistent with the existing visual character of the area and will incorporate landscaping to provide screening for exterior mechanical equipment. Given the low profile of the PV project (not to exceed 12 feet in height), the distance from the majority of homes and the vacancy of surrounding lands, the project would not be visible for many observers. Therefore, it will not introduce significant new visual features to the area landscape.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

d) **Less than Significant Impact.** The project could be a new source of glare with the potential to adversely impact daytime views of the desert. However, the use of dark photovoltaic solar panels is proposed, which produce much less glare than other solar panel technologies. No light will be emitted by the photovoltaic panels. There will be lighting for security at the site, but the standard conditions of project approval require any lighting to be shielded and directed downwards so they do not affect adjacent properties or users of surrounding roadways. The project is also required to comply with San Bernardino County's Glare and Outdoor Lighting Ordinance for Mountain and Desert Regions, which regulates glare, outdoor lighting, and night sky protection in the desert region. Nighttime lighting associated with the proposed project would be subject to County approval and compliance with San Bernardino County requirements. Therefore, the proposed facility would not have a significant impact on daytime or nighttime views in the area.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p>II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) 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 Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------	--------------------------------	--	-----------------------	-----------

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay):

- a, e) **Less Than Significant Impact.** The Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation is charged with mapping Prime Farmland, Unique Farmland and Farmland of Statewide Importance across the state. Although the project site is situated adjacent to a mapped Unique Farmland region where some active agricultural activities occur, the project would not convert Farmland, as shown on the FMMP maps, to non-agricultural use because the project property is mapped as Grazing Land. A Lot Line Adjustment has been approved as part of the project, which will provide an additional 10 acres (approximately 25% of the land area) for continued alfalfa production. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The current General Plan land use designations for the proposed project area AG, which permits the development of renewable energy generation facilities with a CUP (Development Code Section 85.06). The proposed project site is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area is currently vacant land, which has never been designated as forest land or timberland. No rezoning of the project site would be required as the proposed energy generation facility is compatible with the current zoning designation of AG. There is no impact and no further analysis is warranted.
- d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project site is vacant and covered with sparse desert vegetation. There is no impact and no further analysis is warranted.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: *(Discuss conformity with the Mojave Desert Air Quality Management Plan (MDAQMP), if applicable):*

a-c) **Less than Significant Impact With Mitigation Incorporated.** The Project site is located within the jurisdiction of the MDAQMP. The MDAQMD adopted the Mojave Desert Planning Area-Federal Particulate Matter Attainment Plan (Plan) in 1995 and the Ozone Attainment Plan in 2004. Air quality impacts would include construction exhaust emissions generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants such as Carbon Monoxide (CO), Nitrogen Oxides (NOX), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SOX), Particulate Matter less than 10 microns (PM10), and Particulate Matter less than 2.5 microns (PM2.5). The project construction activities also represent sources of vehicle re-entrained fugitive dust (which includes PM10), a potential concern because the proposed project is in a non-attainment area for ozone and PM-10.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

However, construction-related increases in emissions of fugitive dust and exhaust from construction equipment and employee commute vehicles would be temporary and limited to the time required to construct the project. To ensure that impacts to air quality are reduced to below a level of significance, the project is required to implement **Mitigation Measures AQ-1 through AQ-6**, which have been incorporated into the project's approval to control emissions of greenhouse gas (GHG), fugitive dust and diesel exhaust during construction.

The project would contribute criteria pollutants in the area during the short-term project construction period. None of the activities associated with the proposed project would create a substantial permanent increase in the emissions of criteria pollutants that would be cumulatively considerable. Occasional patrolling and routine maintenance and repairs of the facilities would have no impact on the emissions of criteria pollutants that would be cumulatively considerable. There are no sources of potential long-term air impacts associated with the implementation of the proposed project. Therefore, impacts would be less than significant with implementation of the required mitigation measure(s).

The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). As discussed above, the project's contribution to criteria pollutants during the temporary construction period would be localized and mitigated to below a level of significance. As also indicated, operational activities would generate insubstantial quantities of air pollutants that are not deemed cumulatively considerable. Since no other sources of potential long-term air emissions would result, impacts would be less than significant with compliance with the conditions of approval and implementation of the required mitigation measures.

- d) **Less than Significant Impact.** The MDAQMD defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities (MDAQMD 2007). An off-site residence is located adjacent to the project site on the south. However, electricity generation via the use of photovoltaic systems does not generate chemical emissions that would contribute negatively to air quality. Furthermore, the County's general conditions and standards as well as project-specific design and construction features incorporated into the proposed project such as dust suppression techniques per MDAQMD's Rule 403 would

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

reduce any potential impacts from the project. No significant adverse impacts are identified or anticipated and no additional mitigation measures are required.

- e) **Less than Significant Impact.** Electricity generation via the use of photovoltaic systems does not generate chemical emissions that would negatively contribute to air quality or produce objectionable odors. Potential odor generation associated with the proposed project would be limited to construction sources such as diesel exhaust and dust. No significant odor impacts related to project implementation are anticipated due to the nature and short-term extent of potential sources, as well as the intervening distance to sensitive receptors. Therefore, the operation of the project would have a less than significant impact associated with the creation of objectionable odors affecting a substantial number of people.

SIGNIFICANCE:

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

AIR QUALITY MITIGATION MEASURES

AQ-1 AQ/Operational Mitigation. Operation of all off-road and on-road diesel vehicles/equipment shall comply with the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)], including but not limited to:

- Equipment/vehicles shall not be left idling for periods in excess of five minutes.
- Engines shall be maintained in good working order to reduce emissions.
- Onsite electrical power connections shall be made available where feasible.
- Ultra low-sulfur diesel fuel shall be utilized.
- Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible.
- Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
- All transportation refrigeration units (TRUs) shall be provided electric connections.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

AQ-2 GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:

- **Waste Stream Reduction.** The developer shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
- **Vehicle Trip Reduction.** The developer shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
- **Provide Educational Materials.** The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants, and require that the tenants shall display in their facilities, current transit route information for the project area in a visible and convenient location for employees and customers.
- **Landscape Equipment.** The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

AQ-3 Diesel Exhaust Control Measures. All business establishments and contractors that use off-road diesel vehicle/equipment as part of their normal business operations shall adhere to the following measures during their operations in order to reduce diesel particulate matter emissions from diesel-fueled engines:

- **Off-road vehicles/equipment shall not be left idling on site for periods in excess of five minutes. The idling limit does not apply to:**
 - Idling when queuing
 - Idling to verify that the vehicle is in safe operating condition
 - Idling for testing, servicing, repairing, or diagnostic purposes
 - Idling necessary to accomplish work for which the vehicle was designed (such as operating a crane)
 - Idling required to bring the machine system to operating temperature
 - Idling necessary to ensure safe operation of the vehicle
- **Use reformulated ultra low-sulfur diesel fuel in equipment and use equipment certified by the U.S. Environmental Protection Agency (EPA) or that pre-dates EPA regulations.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

- **Maintain engines in good working order to reduce emissions.**
- **Signs shall be posted requiring vehicle drivers to turn off engines when parked.**
- **Any requirements or standards subsequently adopted by the South Coast Air Quality Management District, the Mojave Desert Air Quality Management District or the California Air Resources Board.**
- **Provide temporary traffic control during all phases of construction.**
- **On-site electrical power connections shall be provided for electric construction tools to eliminate the need for diesel-powered electric generators, where feasible.**
- **Maintain construction equipment engines in good working order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.**
- **Contractors shall use ultra low-sulfur diesel fuel for stationary construction equipment as required by Air Quality Management District (AQMD) Rules 431.1 and 431.2 to reduce the release of undesirable emissions.**
- **Substitute electric and gasoline-powered equipment for diesel-powered equipment, where feasible.**

AQ-4 AQ-Dust Control Plan. The developer shall submit for review and obtain approval from County Planning of a Dust Control Plan consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and off-site dust production, including the following:

- **Throughout grading/land disturbing and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.**
- **Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.**
- **Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.**
- **All trucks hauling dirt away from the site shall be covered to prevent the generation of fugitive dust.**
- **During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.**
- **Storage piles that are to be left in place for more than three working days shall either be:**
 - 1) **Sprayed with a non-toxic soil binder, or**
 - 2) **Covered with plastic or**
 - 3) **Revegetated until placed in use.**
- **Tires of vehicles will be washed before leaving the site and entering a paved road.**
- **Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------	--------------------------------	--	-----------------------	-----------

AQ-5 Coating Restrictions. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:

- Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
- Architectural coating volume shall not exceed the significance threshold for ROC, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings. Use precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings.

AQ-6 Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input checked="" type="checkbox"/>): Category 2				

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------	--------------------------------	--	-----------------------	-----------

- a) **Less than Significant Impact with Mitigation.** The project site is located approximately one-half mile north of Highway 247 (Old Woman Springs Road) and one and one-half miles east of Camp Rock Road in unincorporated San Bernardino County, in the Lucerne Valley area. The site is identified on the General Plan Biotic Resources Overlay map as being within desert tortoise habitat, Category 2, which is defined as providing habitat for the desert tortoise in an undisturbed environment. The California Native Diversity Data Base (CNDDDB) indicated 11 sensitive species have been documented to occur on the USGS-Cougar Buttes Quadrangle, 7.5-Minute Series topographic map. The species of special status identified to have a potential to occur within the vicinity of the project area include: desert tortoise (*Gopherus agassizii*), Mojave ground squirrel (*Spermophilus mohavensis*) and burrowing owl (*Athene cunicularia*).

After examining the background information sources, biologists with Tom Dodson & Associates (TDA) determined that there was a potential for desert tortoise and burrowing owl to occur in portions of the project parcel. This determination was based on geographic location, the presence of native vegetation and proximity to agriculture. Further investigation revealed that the site is located outside the range of the Mojave ground squirrel (MGS); the site is highly disturbed; partially in active agriculture; and surrounded by development. Therefore, MGS is unlikely to occur on the site and no focused surveys are recommended.

Desert tortoise and burrowing owl surveys were conducted within desert tortoise and burrowing owl protocol guidelines. According to the project's General Biological Resource Assessment; Focused Desert Tortoise, Burrowing Owl, and Joshua Tree Survey; and Preliminary Jurisdictional Determination Report, prepared by Tom Dodson & Associates (TDA) in July, 2010 and revised July 14, 2011, field surveys were conducted on May 29 and 30, 2010 and on July 16, 2010. Three site visits were conducted in accordance with desert tortoise and burrowing owl survey protocols. The result of the surveys is that no desert tortoises or their sign (i.e., burrows, scat, scutes or tracks) were detected. No burrowing owl individuals were found during the surveys. The site is not located within the range of MGS and there is no suitable habitat for the species on the site.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

Although desert tortoise and burrowing owl occur in the local area, no desert tortoises, burrowing owl or burrowing owl habitat were detected during surveys. Because there is still a remote possibility that desert tortoises could wander onto the site, the implementation of mitigation measures **BIO-8 through BIO-16** have been incorporated into the project's approval to insure that any adverse impacts to the species are reduced to a level below significant.

The County identifies Wildlife Corridors and Areas of Critical Environmental Concern in its open space element of the General Plan Environmental Impact Report. The site is not identified within the San Bernardino County General Plan as a Wildlife Corridor or Linkage.

According to TDA, the plant community within the project site can be characterized as degraded and extant creosote bush scrub, and disturbed creosote bush scrub with ruderal species. Burrow bush scrub is characterized by native shrub species, creosote bush (*Larrea tridentata*), burrobrush (*Ambrosia dumosa*) and saltbush (*Atriplex polycarpa*). The ruderal areas are characterized by tumbleweed and non-native grasses and alfalfa.

There are several Joshua trees (*Yucca brevifolia*) and one Golden Cholla cactus (*Opuntia* sp.) occurring on the site. If these trees and cactus cannot be avoided, then the San Bernardino County ordinance pertaining to desert native plant protection will apply to the project. All impacts to native plants (including Joshua tree and cactus) protected or regulated by the State Desert Native Plants Act must be addressed prior to the issuance of any development permit or land disturbing activities.

California prohibits the take of active bird nests, thus any grubbing or brushing that might occur as part of the project is required to be conducted outside of the State-identified breeding season of February 15th through September 1st. Alternatively, the site would need to be evaluated by a qualified biologist to determine if birds were nesting in the shrubs or trees to be removed prior to initiation of ground disturbance. Mitigation Measures **BIO-1 through BIO-7** have been incorporated in the conditions of approval to ensure that impacts in these areas are reduced to a level of less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

- b) **Less than Significant Impact.** TDA determined that there are no areas within the project site that could be classified as streambeds. Stream courses provide relatively important resources to animals and plants. Habitat biodiversity is generally enhanced by washes, where the annual or perennial plants growing adjacent to the wash are important to insects and the avian predators that feed on them. Shrubs also tend to be somewhat taller and denser alongside washes, providing cover for medium and larger sized animals that may use them as travel corridors, including desert tortoise. Because no streambeds and/or associated riparian habitat exist on the site, the project area is not subject to CDFG jurisdiction. Additionally, as a condition of project approval, the project will be required to comply with the Plant Protection and Management for Desert Native Plant ordinances of the San Bernardino County Development Code. Accordingly, no impacts to sensitive or regulated habitat are expected to result from implementation of the proposed project.

- c) **No Impact.** The project's Preliminary Jurisdictional Determination (TDA, 2011) concluded that there are no stream channels, washes or swales [as defined by the Section 1600 of the State of California Department Fish and Game (CDFG) Code] under jurisdiction of the CDFG or "Waters of the United States" [as defined by Section 404 of the Clean Water Act] under jurisdiction of the U.S. Army Corps of Engineers along the proposed project site. Therefore, no regulatory permits from these agencies will be required for this project.

- d) **Less than Significant Impact.** According to TDA, the surrounding land uses include active agriculture, rural residential, paved and dirt roads and large and small parcels of vacant land. The site has been disturbed by off-road vehicle use, adjacent residential use, grading and dumping. Approximately 25% of the 40-acre project parcel is currently being used for alfalfa production. The site is not identified within the San Bernardino County General Plan as a Wildlife Corridor or Linkage nor is it identified in the General Plan's Environmental Impact Report as being within an area of critical concern in its Open Space Element. TDA determined that, based on its evaluation, the site is not considered a wildlife linkage; it does not support constituent elements of a wildlife linkage; and is not likely to serve as a corridor or linkage for wildlife. With these factors taken into consideration, the site is not likely to serve as a corridor that facilitates wildlife movement in the local area or provide connection to or from open space areas. Thus, impacts to wildlife corridors will be less than significant.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------	--------------------------------	--	-----------------------	-----------

e, f) **Less than Significant Impact.** The project area is situated within a Desert Wildlife Management Area (DWMA), habitat for desert tortoise, as defined by USFWS. However, this project will not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed and there are no identified biological resources that are subject to such regulation existing on the site. The site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. This interagency habitat conservation plan remains under review. Although the project site is within the West Mojave Plan boundary, that plan currently applies only to the Federal Bureau of Land Management (BLM) lands and not to the lands occupied by the project. The project will have no significant impacts relating to Habitat Conservation Plans, Natural Community Conservation Plans, and Recovery Plans. There would be no take of critical habitat and, therefore, no land use conflict with existing management plans would occur.

SIGNIFICANCE:

Possible significant adverse impacts have been identified and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant:

BIOLOGICAL MITIGATION MEASURES: The proposed project is within the range of the state and federally listed threatened desert tortoise and state protected burrowing owl. Although no desert tortoise or burrowing owl were found on the site, implementation of the following mitigation measures will reduce potential impacts to biological resources to a level below significant:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

BIO-1: The developer shall designate a Field Contact Representative (FCR) to coordinate all activities and reporting to the regulatory agencies. The FCR must be a qualified biologist who is knowledgeable concerning endangered species.

BIO-2: The developer shall retain a qualified desert tortoise biologist to monitor all construction and construction related activities to ensure no tortoise enters the site. This biologist/monitor shall be present at the site during all land disturbance activities and shall remain on-call during the remainder of construction activities. If tortoise or other sensitive resources, such as burrowing owls, are encountered during construction, construction activities shall be halted in the vicinity of the find and the biologist/monitor shall be called to the site. The contractor shall implement the recommendations of the biologist/monitor.

BIO-3: The State of California prohibits the "take" of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal will be conducted outside of the State identified nesting season (February 15th through September 1st). Alternatively, the site shall be evaluated by a qualified biologist prior to initiation of ground disturbance to determine the presence or absence of nesting birds or birds nesting in the shrubs or trees proposed for removal. If the project would not directly result in take, a biological monitor with accompanying mitigation measures may be sufficient to meet CEQA and California Endangered Species Act (CESA) requirements. The applicant shall contact CDFG for additional information.

BIO-4: A 30-day pre-construction survey for burrowing owl is required. If owls are observed on site, additional mitigation is required to reduce impacts to burrowing owl to less than significant levels. As compensation for the direct loss of burrowing owl nesting and foraging habitat, the project proponent shall mitigate by acquiring and permanently protecting known burrowing owl nesting and foraging habitat at the following ratio:

- a. Replacement of occupied habitat with occupied habitat at 1.5 times 6.5 acres per pair or single bird;
- b. Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; and/or
- c. Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

BIO-5: All owls associated with occupied burrows that will be directly impacted (temporarily or permanently) by the project shall be relocated and the following measures shall be implemented to avoid direct take through injury or mortality during project operations:

- a. Occupied burrows shall not be disturbed during the nesting season of February 1 through August 31, unless a qualified biologist can verify through non-invasive methods that either the owls have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- b. Owls must be relocated by a qualified biologist from any occupied burrows that will be impacted by project activities. Suitable habitat must be available adjacent to or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.
- c. All relocation shall be approved by CDFG. The permitted biologist shall monitor the relocated owls a minimum of three days per week for a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be submitted to CDFG within 30 days following completion of the relocation and monitoring of the owls.

BIO-6: A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to CDFG for review and approval prior to relocation of owls. The Plan shall describe proposed relocation and monitoring plans. The Plan shall include the number and location of occupied burrow sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, location and type of burrows) shall also be included in the Plan. The Plan shall also describe proposed offsite areas to preserve to compensate for impacts to burrowing owls/occupied burrows at the project site as required under Mitigation Measure BIO-4.

BIO-7: The project proponent shall establish a non-wasting endowment account for the long-term management of the preservation site for burrowing owls. The site shall be managed for the benefit of burrowing owls. The preservation site, site management and endowment shall be approved by CDFG.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

BIO-8: A worker environmental awareness program shall be prepared and presented that include the penalties associated with violation of any of the resource protection laws governing the resources on the project site. The program shall include a handout detailing basic biology of the Desert Tortoise, Burrowing Owl and Mohave ground squirrel, threats to their survival, and specific actions to be (or not to be) taken on the job site. The handout shall also include a Signed Authorization page whereby the person being trained acknowledges having been trained and accepted the conditions of work onsite relating to these species.

BIO-9: The developer and/or construction contractors shall implement standard procedures to be followed by construction personnel while working in desert tortoise habitat, including controlled speeds and trash collection.

BIO-10: Prior to installation of the project's security fence, a pre-construction survey for desert tortoises within and adjacent to (within 500 feet) the project site shall be performed. The survey shall be initiated within one (1) week of the fence installation, and concluding no more than 48 hours prior to installation. A second pre-construction survey should be conducted within 24 hours of the fence installation, and be restricted to the fence alignment and its immediate area. Should any tortoises be discovered within the proposed development area or immediately adjacent to the proposed fenced area, a contingency plan shall be implemented.

BIO-11: Prior to the start of construction activities, the project applicant shall install orange safety fencing around the perimeter of the work area to discourage entry into natural areas. All construction personnel shall be advised to stay out of fenced areas. Fencing shall remain in place until the completion of construction activities

BIO-12: During installation of the project's security fence, which shall include tortoise exclusion fencing trenched along the bottom, a biologist experienced with desert ecology and desert tortoise biology shall be present to ensure that disturbance to the habitat on and near the project site is kept to a minimum, and to prevent take of tortoises. The biological monitor shall have the authority to stop construction activities if desert tortoises or their burrows are threatened or if rules protecting tortoises and their habitat (i.e., adherence to speed limits, picking up trash, etc.) are not being followed by construction personnel).

BIO-13: All desert tortoise fences shall be inspected on a regular basis sufficient to maintain an effective barrier to tortoise movement. Inspections shall be documented in writing and shall include any observations of entrapped animals; repairs needed, including bent posts, leaning or non-perpendicular fencing, cuts, breaks, and gaps; tortoises and tortoise burrows including carcasses; and recommendations for supplies and equipment needed to complete repairs and maintenance.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

BIO-14: The regular maintenance of the site by the developer/operator shall include weekly litter cleanup inside and outside the fence. All litter that has become attached to the fence shall be removed and disposed of properly.

BIO-15: Intentional killing or collection of either plants or wildlife at construction sites is prohibited. No pets shall be allowed on the project site.

BIO-16: Only agency-approved pesticides, herbicides, fertilizers, dust suppressants, or other potentially harmful materials shall be applied within the construction area, in accordance with relevant state and federal regulations.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>SUBSTANTIATION:</i> (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review):				

- a, b) **Less than Significant Impact.** A Cultural Resources Assessment prepared for the project by Analytic Archaeology, LLC. in January, 2011, determined that no historical or cultural resources are located within or immediately adjacent to the project area. To assure that the project will not have any direct or indirect impacts, the conditions of approval require the developer to consult with a qualified archaeologist in the event that buried cultural deposits are encountered during any phase of construction. In the event of the discovery of buried cultural resources, project activities in the vicinity of the resources are required to be temporarily halted, and a qualified archaeologist consulted to assess the significance of the resource and to provide proper management recommendations.
- c) **Less than Significant Impact.** Any disturbance to natural formations would be too small to be considered significant. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- d) **Less than Significant Impact.** The project site is not located within a known cemetery, and no human remains are anticipated to be disturbed during the construction phase. If any human remains are discovered during construction of this project, the developer is required to contact the County Coroner and the County Museum for determination of appropriate mitigation measures. If the remains are determined to be of Native American origin, the local Native American representative shall be notified.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---	---	----------------------------------	----------------------

CULTURAL RESOURCES:

SIGNIFICANCE:

No significant adverse impacts to cultural resources are identified or anticipated and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District):

a-c) **Less than Significant Impact.** The entire San Bernardino County area is particularly susceptible to strong ground shaking and other geologic hazards. However, the proposed project site is not located within an Alquist-Priolo Special Studies Zone, meaning that the site is not within 500 feet of major active faults, nor is the site within 200 to 300 feet of a well defined by minor faults. The closest fault, the Kramer Hill Fault, is located approximately 40 miles away from the project site. This fault does not pose a significant threat to the project area. With adherence to the California Building Code and the incorporation of applicable measures into project design and construction, potential project impacts associated with strong seismic ground shaking would be less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

The project site was previously used to cultivate alfalfa and one of the particulars of the preparation of the soil is to accomplish a very slow drainage. As such, the soils would be considered suitable to accommodate the proposed development. Further, no substantial grading or vegetation removal would occur for the installation of the proposed project. The retention of the vegetation onsite would reduce wind speeds near ground level to the extent that erosion, if it occurs, would be minor.

Soils in the project area consist primarily of Cave loam, 0% to 2% slopes, with good drainage capabilities. The project area does not lie within an area with soil elements that are susceptible to liquefaction or that have liquefiable properties. Potential project impacts associated with landslides or liquefaction would be less than significant.

- d) **Less than Significant Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils. In addition, the on-site soil is not considered to be an expansive soil, as defined in table 18-1-B of the Uniform Building Code (1994). As a standard condition of approval, the project will require the submittal of a soils report to the County Building and Safety Geologist for review and approval. Consequently, no significant impacts related to expansive soils are anticipated from implementation of the proposed project. .
- e) **No Impact.** The project consists of remote utility site. A private, on-site septic system and leach lines are proposed to serve the project. The proposed system consists of portable toilets, which will service the construction and operations phases. As a condition of approval, the capability of the soils to support the use of a septic system will be verified through a percolation report required by County Environmental Health Services.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII	GREENHOUSE GAS EMISSIONS - Would the project:				
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 any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a, b **Less than Significant Impact.** In September 2011, the County of San Bernardino adopted its Greenhouse Gas (GHG) Emissions Reduction Plan, which established the goal of reducing current greenhouse gas emissions from activities over which the County has jurisdictional and operational control by at least 15% below 2007 levels by year 2020, consistent with California Assembly Bill 32 (AB32).

As discussed in Section III of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction would result in greenhouse gas (GHG) emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO₂) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N₂O) and methane (CH₄), as well as other GHG emissions related to vehicle cooling systems. Although construction emissions are a one-time event, GHG emissions such as CO₂ can persist in the atmosphere for decades.

Although it is recognized that small increases in GHG emissions associated with construction and operation of the proposed project would contribute to regional increases in GHG emissions, the project's anticipated GHG emissions will not exceed the County's established thresholds and standards for determining whether a project's GHG emissions are significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

GHGs and criteria pollutants would realize co-beneficial emissions reduction from the implementation of mitigation measures discussed in Section III, *Air Quality*, in this document. Furthermore, the construction of this project would result in “green” electric power generation that would otherwise be produced at a traditional fossil fuel burning plant, which generate considerably more GHG emissions. For these reasons, it is unlikely that this project would impede the state’s ability to meet the reduction targets of AB32.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, 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"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

SUBSTANTIATION:

a, b **Less than Significant Impact.** Implementation of the proposed project would not entail the routine transport, use or disposal of hazardous materials, with the potential exception of short-term construction-related substances such as fuels, lubricants, adhesives, solvents and asphalt wastes. The potential risk associated with the accidental discharge during use and storage of such construction-related hazardous materials during project construction is considered low because the handling of any such materials would be addressed through the implementation of Best Management Practices (BMPs) pursuant to the intent of the NPDES General Construction Permit.

Operation of the proposed project would not require the use or storage of significant quantities of hazardous substances; therefore, no substantial potential for accidental explosion or major releases of hazardous substances is expected. The photovoltaic panels used in the proposed project are environmentally sealed collections of photovoltaic cells that require no chemicals and produce no waste materials. There is no a battery backup component, thus minimizing the need for transporting, using or disposing of the hazardous materials that may be associated with the project. Furthermore, standard operating procedures would prevent the use of these materials from causing a significant hazard to the public or environment.

c) **No Impact.** There are scattered single family residences, considered sensitive receptors, associated with agricultural operations near the project site and the nearest school, Lucerne Valley Middle School, is located approximately 4.3 miles to the southwest of the project site. However, operation and maintenance of the proposed project would not produce hazardous emissions. No significant adverse impacts are anticipated and therefore, no mitigation measures are required.

d) **No Impact.** The project site is not located on a known site that is included on a CAL/EPA list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, dated April 15, 1998. The proposed project will not create a significant hazard to the public or the environment. No impacts related to this topic will occur as a result of implementing the proposed project and, therefore, no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

- e) **Less than Significant Impact with Mitigation Incorporated.** The proposed project area lies under Military Special Use Airspace associated with the Marine Corps Air Ground Combat Center (MCAGCC) and is regulated by Airport Safety Review Area 4 (AR4), per San Bernardino County's Development Code. The project is required to strictly adhere to San Bernardino County's Glare and Outdoor Lighting Ordinance to ensure that lighting from the project does not interfere with MCAGCC nighttime training activities. **Mitigation Measure HAZ-1** requires solar panels to incorporate anti-reflective and diffusion coating technologies that would reduce fugitive glare and spectral highlighting.

- f) **No Impact.** The project site is not within the vicinity of a private airport. The nearest private airport, Rabbit Ranch Airport, is located approximately 11 miles west of the project site. The only substantial aboveground modifications proposed by the project would be the solar arrays, which would have a maximum height of less than 15 feet. This height is not sufficient to impact air traffic, and as a result, there would be no impact on air traffic patterns.

- g) **No Impact.** Activities associated with the proposed project would not impede existing emergency response plans for the project site and/or other land uses in the project vicinity. All vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Accordingly, implementation of the proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

- h) **Less than Significant Impact.** Any development, along with the associated human activity, in previously undeveloped areas increases the potential of the occurrence of wildfires in the region. Comprehensive safety measures that comply with federal, state and local worker safety and fire protection codes and regulations would be implemented for the proposed project and would minimize the occurrences of fire due to project activities during construction and for the life of the project. Therefore, less than significant impacts are anticipated.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

SIGNIFICANCE:

Possible significant adverse impacts have been identified and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant:

MITIGATION MEASURES-AIRPORT SAFETY HAZARD:

HAZ-1. Solar panels shall incorporate anti-reflective and diffusion coating technologies that would reduce fugitive glare and spectral highlighting.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

SUBSTANTIATION:

- a,b,e,f) **Less than Significant Impact.** Potential water quality impacts from the proposed project are associated with short-term (construction-related) erosion/sedimentation and hazardous material use/discharge. Potential erosion/sedimentation and hazardous materials impacts would be avoided or reduced below a level of significance through conformance with applicable elements of a NPDES Construction Permit, if required. During construction and operation, water would be trucked in from a municipal supplier for dust suppression. Water will be trucked in for panel washing, which is expected to occur no more than twice per year. It is assumed that most of the discharged water would be absorbed into the soils onsite. Most of the ground within the proposed project area would not be covered with impermeable material, so water percolation and groundwater recharge would not be significantly impacted by the implementation of the project. An existing on-site well will serve a proposed on-site restroom and shower.

- c, d) **No Impact.** There are no stream channels, washes, or swales as defined by the Section 1600 of the State of California Fish and Game Code under jurisdiction of the CDFG, or “Waters of the United States” as defined by Section 404 of the Clean Water Act under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the proposed project site. Therefore, no regulatory permits from these agencies will be required for this project.

- g, h) **No Impact.** The proposed project would not create or result in housing within a 100-year flood hazard area or result in the placement within a 100-year flood hazard area, any structures which would impede or redirect flood flows. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 6600 H dated 8/28/2008, indicates that the proposed project area is within Zone D - an Undetermined Risk Area. No indicators of hydrologic activity, topographical or geological were observed onsite. Furthermore, if the any natural drainage course existing on the site is to be altered or encroached, the California Department of Fish and Game must be notified. Therefore, no impacts from the proposed project are anticipated.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

- i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.

- j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami or mudflow because the project is not adjacent to any body of water that has the potential of seiche or tsunami, nor is the project site in the path of any potential mudflow.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X.	LAND USE AND PLANNING - Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project will not physically divide an established community, because the surrounding area consists of active agriculture and scattered residential development. The standard conditions of project approval require that supporting off-site facilities, such as transmission lines, be designed and sited in a manner that will allow for continued use of adjoining agricultural operations.

- b, c) **Less than Significant Impact.** The current General Plan land use designation for the proposed project area is Agriculture (AG), which allows development of electrical power generation with a Conditional Use Permit (CUP) [Development Code Section 84.29]. The proposed project site is mapped within a County designated Biotic Resources (BR) overlay area and within a USFWS designated Desert Wildlife Management Area (DWMA), identified as critical habitat for the desert tortoise and having potential for burrowing owl. Additionally, the project site is within the proposed Western Mohave Plan boundary; however that plan currently applies only to the Federal Bureau of Land Management (BLM) lands. As required by the BR overlay, a report was submitted with the project application that identifies all biotic resources located on and adjacent to the site. The report concluded that, with appropriate mitigation (**BIO-1 through BIO-16**), the proposed project would not constitute an incompatible land use with the potential to adversely impact biotic resources.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the Mineral Resource Zone Overlay):

a, b) **Less than Significant Impact.** The project site is within a Mineral Resource Zone Overlay District (MRZ-4). However, no active mines or mining claims are located on or in the immediate vicinity of the project site. Therefore, the implementation of the proposed project would not result in the loss of any known mineral resources.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

a-d) **Less than Significant Impact.** Noise generated from the proposed project could potentially exceed ambient noise standards. Specifically, construction of the proposed project may create some elevated short-term construction noise impacts from construction equipment. However, these activities will be limited to daytime hours and are required to comply with the noise standards of the San Bernardino County Development Code.

Noise generation from construction equipment/vehicle operation would be localized, temporary, and transitory in nature; therefore, no significant impacts would be anticipated. Operation of the proposed project would not generate audible levels of noise or perceptible levels of vibration in the surrounding community. Onsite noises would be limited to the motors that rotate the photovoltaic panels, if a tracking system is employed, and maintenance activities (including annual cleaning, drive motor repair, tracker repair, electrical connection repair, and panel replacement). Further, the project proposes an office and restrooms for periodic use by maintenance personnel, usually a single individual, and would not have the potential to generate any additional vehicle trips after construction is completed. Therefore, impacts are anticipated to be less than significant.

e, f) **No Impact.** The proposed project area lies under Military Special Use Airspace associated with the Marine Corps Air Ground Combat Center (MCAGCC) and is regulated by Airport Safety Review Area 4 (AR4), per San Bernardino County's Development Code. Regulations for the MCAGCC include guidance on noise generation for aircraft operating within the airspace over populated areas. The project site is not within the vicinity of a private airport. The nearest private airport, Rabbit Ranch Airport, is located approximately 11 miles west of the project site. Aircraft using this airport are regulated by limits to the noise produced within the airspace over the proposed project area. Accordingly, no associated impacts are anticipated to occur from the proposed project.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

XIII. POPULATION AND HOUSING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

a,b,c) **No Impact.** The project is located in a sparsely populated area of San Bernardino County. The workers needed for construction and operation of the project are expected to be drawn from the local employment base. There is no existing housing on the project site, therefore, displacement of housing or people will not occur. No associated impacts are anticipated to occur from the proposed project

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

XIV. PUBLIC SERVICES

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a) **Fire - Less than Significant Impact.** The project would not result in the need for additional fire protection services. Any development, along with the associated human activity, in previously undeveloped areas increases the potential of the occurrence of wildfires. Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented for the proposed project that would minimize the occurrences of fire due to project activities during construction and for the life of the project. Because of the low probability and short-term nature of potential fire protection needs during construction, the proposed project would not result in associated significant impacts.

Police Protection – Less than Significant Impact. The proposed project area and other unincorporated portions of the County are served by the San Bernardino County Sheriff's Department. The Lucerne Valley Station is located approximately 6 miles west of the project site. Due to the large expanse that the station covers, deputies regularly assist and are assisted by the California Highway Patrol and the BLM Rangers operating from Yucca

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

Valley. The proposed project would not impact service ratios, response times, or other performance objectives related to police protection. The project's short-term service requirements would not result in increases in the level of public service offered or affect these agencies' response times.

Schools – No Impact. Long-term operation of the proposed facility would place no demand on school services because it would not involve the construction of facilities that require such services (e.g., residences) and would not involve the introduction of a temporary or permanent human population into this area.

Parks – No Impact. Long-term operation of the proposed facilities would place no demand on parks because it would not involve the construction of facilities that require such services (e.g., residences) and would not involve the introduction of a temporary or permanent human population into this area.

Other Public Facilities – No Impact. The proposed project would not result in the introduction and/or an increase in new residential homes and the proposed project would not involve the introduction of a temporary or permanent human population into this area. Based on these factors, the proposed project would not result in any long-term impacts to other public facilities.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and 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"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a, b) **No Impact.** No new residences or recreational facilities would be constructed as part of the proposed project. The proposed project would not induce population growth in adjacent areas and would not increase the use of recreational facilities in surrounding neighborhoods. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a, b) **Less Than Significant Impact.** A Construction Management Plan (CMP) prepared for the project by Securtrac Engineering, 12/20/2011, determined that the project will not create significant traffic impacts to the surrounding roadway circulation system per the thresholds of significance specified by the San Bernardino County Congestion Management Agency (CMA). Access to the site will be provided from SR-247 (Old Woman Springs Road). Although construction is anticipated to occur in stages over the course of approximately 6 months, the average number of truck trips is expected to be 30 per day and would involve 24 workers. When operational, staff will consist of a single onsite employee and two to three individuals for panel cleaning or repairs as needed. Traffic conditions on roadway segments and intersections during the life of the project are anticipated to be maintained at a level of service (LOS) of C or better, as required by the County General Plan.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

Furthermore, the proposed project is not expected to exceed any applicable level of service, either individually or cumulatively, based on the incremental level and short-term duration of project-related traffic.

- c) **No Impact.** The proposed project would not affect air traffic patterns. The operation of the proposed project is not dependent upon air transport related material, manpower or services and would, therefore, not result in increases to air traffic levels.
- d) **No Impact.** The proposed project will not introduce design features, such as sharp curves or dangerous intersections within the vicinity of the project site. There are no incompatible uses proposed by the project that would impact surrounding land uses.
- e) **No Impact.** The proposed project will have adequate emergency access for both fire and medical emergency vehicles. The anticipated low operational traffic volume will not impede emergency response times.
- f) **No Impact.** Construction of the proposed project would not contribute to the loss of parking capacity in the project area as the site will provide adequate parking areas for future activities, such as deliveries, maintenance and repairs.
- e) **No Impact.** No alternative transportation policies, plans, or programs have been designated for the proposed project area. The nearest public transit provider is the Victor Valley Transit Authority, which provides bus service to the community of Lucerne Valley. Therefore, the project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No significant adverse impacts are anticipated.

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The minimal sewage disposal needs of the project will be provided by an existing on-site septic system, which is required to be approved by the County Department of Environmental Health Services. No significant adverse impacts are anticipated and no mitigation measures are required.
- b) **No Impact.** The project will not require new water or wastewater treatment facilities or expansion of existing facilities. Water would be trucked to the site construction-related use and would be less than 100 gallons per day. Water for washing of panels will be trucked to the site as well. Conditions that may necessitate increased cleaning requirements include unusual weather occurrences, wild land fires, local air pollutants, and other similar conditions. No impacts are anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
c) No Impact. The proposed project would not require the construction or expansion of storm water drainage facilities. It is assumed that the insubstantial quantity of discharged water generated on the site would be absorbed into the soils. Onsite soil types are moderately well drained and are suitable for most types of development. Accordingly, no impacts are anticipated from implementation of the proposed project.				
d) No Impact. Water needed for construction activities and panel washing would be trucked onto the site; a private well will serve any associated domestic water requirements. No water is needed for the solar power generation process. Accordingly, no impacts are anticipated from implementation of the project.				
e) No Impact. The proposed project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Accordingly, no impacts are anticipated from implementation of the proposed project.				
f, g) Less than Significant Impact. The proposed project will be an unmanned solar power facility. Solar power production generates no process waste and only small quantities of solid waste requiring disposal. The proposed project is served by the Lucerne Valley Transfer Station and the Barstow Sanitary Landfill, which according to the County's Integrated Waste Management Plan, have sufficient permitted capacity to accommodate the solid waste disposal needs for the service area/region (including this proposed project) through 2018, and beyond. The project is required to comply with federal, state and local statutes and regulations related to solid waste.				

SIGNIFICANCE:

No significant adverse impacts are identified or anticipated and no mitigation measures are required

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that 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, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which shall cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- a) **Less than Significant Impact with Mitigation.** Potentially significant impacts in the areas of Air Quality, Biological Resources and Airport Safety Hazards have been identified. With mitigation incorporated, implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory with adherence to the required mitigation measures discussed within this Initial Study.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------	--------------------------------	--	-----------------------	-----------

b) **Less than Significant Impact.** The project will not have impacts that are individually limited, but cumulatively considerable. Compliance with the conditions of approval issued for the proposed development will further assure that the potential for cumulative impacts will remain below the level of significant. The project can be adequately served by all existing services and infrastructure. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The *CEQA Guidelines*, Section 15130 (a) and (b), states:

(a) *Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.*

(b) *The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.*

There are currently two significant projects identified in the vicinity of the Cal SP VII project. In February 2010, the Bureau of Land Management (BLM) issued a Draft Environmental Impact Statement [EIS] for a 45-megawatt photovoltaic solar plant and associated facilities on 516 acres of federal land managed by BLM. The project includes an interconnection to existing Southern California Edison (SCE) distribution line. In December 2010, a Conditional Use Permit application submitted for a 100-megawatt photovoltaic solar plant, associated facilities and connection to SCE distribution line on 640 acres was submitted to San Bernardino County and is currently under review. The two projects are considered part of the cumulative impact scenario because of their large size; however, the nearest boundary of the proposed projects is over 8 miles from the Cal SP VII project site. Therefore, the CAL SP VII project would not combine with the other two projects to create cumulatively considerable impacts. Further, the implementation of mitigation measures in this IS/MND would result in all project-level impacts for the Cal SP VII project being less-than significant, further reducing the possibility that the Cal SP VII project would contribute to cumulatively considerable impacts resulting from implementation of the three projects. Cumulative impacts would therefore be less than significant.

Potentially affected biological resources were categorized and addressed in accordance with their sensitivity (i.e., scarcity), significance (i.e., importance to habitat functions and values), and role in ecosystem sustainability (i.e., contribution to biological diversity). In this manner, all resources potentially affected are considered; however, focus is placed on those resources upon which cumulative impacts potentially have the greatest cause-and-effect implications.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

In summary, potentially significant cumulative impacts are anticipated for the same resource areas subject to project-specific effects (i.e., sensitive plant communities, desert tortoise and burrowing owl). However, the project mitigation measures and design features are sufficient to reduce the project's incremental contributions to levels that are less than significant.

- c) **Less than Significant Impact.** The incorporation of design measures, County of San Bernardino policies, standards and guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

SIGNIFICANCE:

Potentially significant adverse impacts in the areas of Air Quality, Biological Resources and Hazards/Hazardous Materials have been identified and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant:

MITIGATION MEASURES: (Any mitigation measures which are not “self-monitoring” shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure [CCRF].)

MITIGATION MEASURES:

AIR QUALITY

AQ-1 AQ/Operational Mitigation. Operation of all off-road and on-road diesel vehicles/equipment shall comply with the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)], including but not limited to:

- Equipment/vehicles shall not be left idling for periods in excess of five minutes.
- Engines shall be maintained in good working order to reduce emissions.
- Onsite electrical power connections shall be made available where feasible.
- Ultra low-sulfur diesel fuel shall be utilized.
- Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible.
- Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
- All transportation refrigeration units (TRUs) shall be provided electric connections.

AQ-2 GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:

- **Waste Stream Reduction.** The developer shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
- **Vehicle Trip Reduction.** The developer shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
- **Provide Educational Materials.** The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants, and require that the tenants shall display in their facilities, current transit route information for the project area in a visible and convenient location for employees and customers.
- **Landscape Equipment.** The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

AQ-3 Diesel Exhaust Control Measures. All business establishments and contractors that use off-road diesel vehicle/equipment as part of their normal business operations shall adhere to the following measures during their operations in order to reduce diesel particulate matter emissions from diesel-fueled engines:

- Off-road vehicles/equipment shall not be left idling on site for periods in excess of five minutes. The idling limit does not apply to:
 - Idling when queuing
 - Idling to verify that the vehicle is in safe operating condition
 - Idling for testing, servicing, repairing, or diagnostic purposes
 - Idling necessary to accomplish work for which the vehicle was designed (such as operating a crane)
 - Idling required to bring the machine system to operating temperature
 - Idling necessary to ensure safe operation of the vehicle
- Use reformulated ultra low-sulfur diesel fuel in equipment and use equipment certified by the U.S. Environmental Protection Agency (EPA) or that pre-dates EPA regulations.
- Maintain engines in good working order to reduce emissions.
- Signs shall be posted requiring vehicle drivers to turn off engines when parked.
- Any requirements or standards subsequently adopted by the South Coast Air Quality Management District, the Mojave Desert Air Quality Management District or the California Air Resources Board.
- Provide temporary traffic control during all phases of construction.
- On-site electrical power connections shall be provided for electric construction tools to eliminate the need for diesel-powered electric generators, where feasible.
- Maintain construction equipment engines in good working order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- Contractors shall use ultra low-sulfur diesel fuel for stationary construction equipment as required by Air Quality Management District (AQMD) Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment, where feasible.

AQ-4 AQ-Dust Control Plan. The developer shall submit for review and obtain approval from County Planning of a Dust Control Plan consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and off-site dust production, including the following:

- Throughout grading/land disturbing and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.

- All trucks hauling dirt away from the site shall be covered to prevent the generation of fugitive dust.
- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- Storage piles that are to be left in place for more than three working days shall either be:
 - 1) Sprayed with a non-toxic soil binder, or
 - 2) Covered with plastic or
 - 3) Revegetated until placed in use.
- Tires of vehicles will be washed before leaving the site and entering a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.

AQ-5 Coating Restrictions. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:

- Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
- Architectural coating volume shall not exceed the significance threshold for ROC, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings. Use precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings.

AQ-6 Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.

BIOLOGICAL MITIGATION MEASURES: The proposed project is within the range of the state and federally listed threatened desert tortoise and state protected burrowing owl. Although no desert tortoise or burrowing owl were found on the site, implementation of the following mitigation measures will reduce potential impacts to biological resources to a level below significant:

- BIO-1:** The developer shall designate a Field Contact Representative (FCR) to coordinate all activities and reporting to the regulatory agencies. The FCR must be a qualified biologist who is knowledgeable concerning endangered species.
- BIO-2:** The developer shall retain a qualified desert tortoise biologist to monitor all construction and construction related activities to ensure no tortoise enters the site. This biologist/monitor shall be present at the site during all land disturbance activities and shall remain on-call during the remainder of construction activities. If tortoise or other sensitive resources, such as burrowing owls, are encountered during construction, construction activities shall be halted in the vicinity of the find and the biologist/monitor shall be called to the site. The contractor shall implement the recommendations of the biologist/monitor.
- BIO-3:** The State of California prohibits the "take" of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal will be conducted outside of the State identified nesting season (February 15th through September 1st). Alternatively, the site shall be evaluated by a qualified biologist prior to initiation of ground disturbance to determine the presence or absence of nesting birds or birds nesting in the shrubs or trees proposed for removal. If the project would not directly result in take, a biological monitor with accompanying mitigation measures may be sufficient to meet CEQA and California Endangered Species Act (CESA) requirements. The applicant shall contact CDFG for additional information.
- BIO-4:** A 30-day pre-construction survey for burrowing owl is required. If owls are observed on site, additional mitigation is required to reduce impacts to burrowing owl to less than significant levels. As compensation for the direct loss of burrowing owl nesting and foraging habitat, the project proponent shall mitigate by acquiring and permanently protecting known burrowing owl nesting and foraging habitat at the following ratio:
- a) Replacement of occupied habitat with occupied habitat at 1.5 times 6.5 acres per pair or single bird;
 - b) Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; and/or
 - c) Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.
- BIO-5:** All owls associated with occupied burrows that will be directly impacted (temporarily or permanently) by the project shall be relocated and the following measures shall be implemented to avoid direct take through injury or mortality during project operations:
- a) Occupied burrows shall not be disturbed during the nesting season of February 1 through August 31, unless a qualified biologist can verify through non-invasive methods that either the owls have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

- b) **Owls must be relocated by a qualified biologist from any occupied burrows that will be impacted by project activities. Suitable habitat must be available adjacent to or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.**
- c) **All relocation shall be approved by CDFG. The permitted biologist shall monitor the relocated owls a minimum of three days per week for a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be submitted to CDFG within 30 days following completion of the relocation and monitoring of the owls.**

BIO-6: A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to CDFG for review and approval prior to relocation of owls. The Plan shall describe proposed relocation and monitoring plans. The Plan shall include the number and location of occupied burrow sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, location and type of burrows) shall also be included in the Plan. The Plan shall also describe proposed offsite areas to preserve to compensate for impacts to burrowing owls/occupied burrows at the project site as required under Mitigation Measure BIO-4.

BIO-7: The project proponent shall establish a non-wasting endowment account for the long-term management of the preservation site for burrowing owls. The site shall be managed for the benefit of burrowing owls. The preservation site, site management and endowment shall be approved by CDFG.

BIO-8: A worker environmental awareness program shall be prepared and presented that include the penalties associated with violation of any of the resource protection laws governing the resources on the project site. The program shall include a handout detailing basic biology of the Desert Tortoise, Burrowing Owl and Mohave ground squirrel, threats to their survival, and specific actions to be (or not to be) taken on the job site. The handout shall also include a Signed Authorization page whereby the person being trained acknowledges having been trained and accepted the conditions of work onsite relating to these species.

BIO-9: The developer and/or construction contractors shall implement standard procedures to be followed by construction personnel while working in desert tortoise habitat, including controlled speeds and trash collection.

BIO-10: Prior to installation of the project's security fence, a pre-construction survey for desert tortoises within and adjacent to (within 500 feet) the project site shall be performed. The survey shall be initiated within one (1) week of the fence installation, and concluding no more than 48 hours prior to installation. A second pre-construction survey should be conducted within 24 hours of the fence installation, and be restricted to the fence alignment and its immediate area. Should any tortoises be discovered within the proposed development area or immediately adjacent to the proposed fenced area, a contingency plan shall be implemented.

BIO-11: Prior to the start of construction activities, the project applicant shall install orange safety fencing around the perimeter of the work area to discourage entry into natural areas. All construction personnel shall be advised to stay out of fenced areas. Fencing shall remain in place until the completion of construction activities.

BIO-12: During installation of the project's security fence, which shall include tortoise exclusion fencing trenched along the bottom, a biologist experienced with desert ecology and desert tortoise biology shall be present to ensure that disturbance to the habitat on and near the project site is kept to a minimum, and to prevent take of tortoises. The biological monitor shall have the authority to stop construction activities if desert tortoises or their burrows are threatened, or if rules protecting tortoises and their habitat (i.e., adherence to speed limits, picking up trash, etc.) are not being followed by construction personnel).

BIO-13: All desert tortoise fences shall be inspected on a regular basis sufficient to maintain an effective barrier to tortoise movement. Inspections shall be documented in writing and shall include any observations of entrapped animals; repairs needed, including bent posts, leaning or non-perpendicular fencing, cuts, breaks, and gaps; tortoises and tortoise burrows including carcasses; and recommendations for supplies and equipment needed to complete repairs and maintenance.

BIO-14: The regular maintenance of the site by the developer/operator shall include weekly litter cleanup inside and outside the fence. All litter that has become attached to the fence shall be removed and disposed of properly.

BIO-15: Intentional killing or collection of either plants or wildlife at construction sites is prohibited. No pets shall be allowed on the project site.

BIO-16: Only agency-approved pesticides, herbicides, fertilizers, dust suppressants, or other potentially harmful materials shall be applied within the construction area, in accordance with relevant state and federal regulations.

HAZARD MITIGATION MEASURES-AIRPORT SAFETY:

HAZ-1. Solar panels shall incorporate anti-reflective and diffusion coating technologies that would reduce fugitive glare and spectral highlighting.

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.
- Mojave Desert Air Quality Management District (MDAQMD), 2009, California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- San Bernardino County General Plan, adopted 2007 (Available online at http://www.co.san-bernardino.ca.us/landuseservices/general_plan/Default.asp)
- San Bernardino County Development Code, adopted 2007 (Available online at <http://www.co.san-bernardino.ca.us/landuseservices/DevCode/Default.asp>)
- County of San Bernardino Hazard Overlay Map **F102**
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
- San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance, June 2004
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 2007
- Traffic Impact Analysis, November 2006, Albert Wilson & Associates

PROJECT SPECIFIC REPORTS

- General Biological Resource Assessment; Focused Desert Tortoise, Burrowing Owl and Joshua Tree Survey; and Preliminary Jurisdictional Determination report, prepared by Tom Dodson & Associates, March 2010 (Revised July 14, 2011)
- Cultural Resources Assessment, prepared by Analytic Archaeology, LLC, January, 2011
- Construction Schedule report, prepared by Secutrac Engineering, December, 2011
- Water Quality Management Plan and Drainage Report, prepared by Lawrence O. McDermott, RCE/PLS, February 22, 2011