



**LAND USE SERVICES DEPARTMENT
PLANNING DIVISION
PLANNING COMMISSION STAFF REPORT**



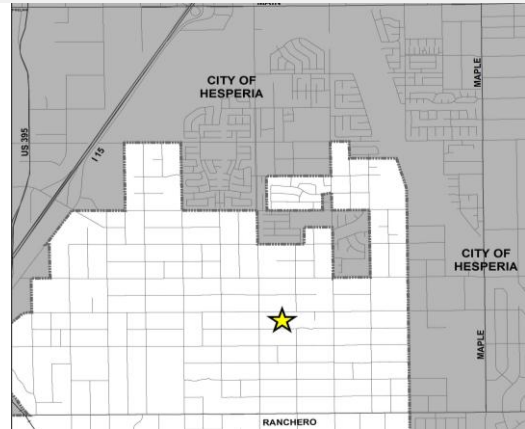
HEARING DATE: August 8, 2013

Project Description

AGENDA ITEM # 2

Vicinity Map

APN:	0405-372-40
Applicant:	Sycamore Physicians Partners
Community:	Oak Hills/1 st District
Location:	Bounded by Fir Street, El Centro Road, Fuente Avenue, and Bandicoot Trail
Project No:	P201200220/CUP
Staff:	Chris Conner
Rep:	Barnett Environmental - Bruce Barnett
Proposal:	Conditional Use Permit to establish a 2.7-Megawatt solar photovoltaic electricity generation facility on approximately 20 acres.



103 Hearing Notices Sent On: July 5, 2013

Field Review: July 1, 2013

Report Prepared By: Chris Conner

Reviewed By: Commissioner Coleman

SITE INFORMATION

Parcel Size: 20 Acres

Terrain: Relatively flat vacant desert terrain.

Vegetation: Creosote bush scrub with approximately 20 Joshua Trees

SURROUNDING LAND DESCRIPTION:

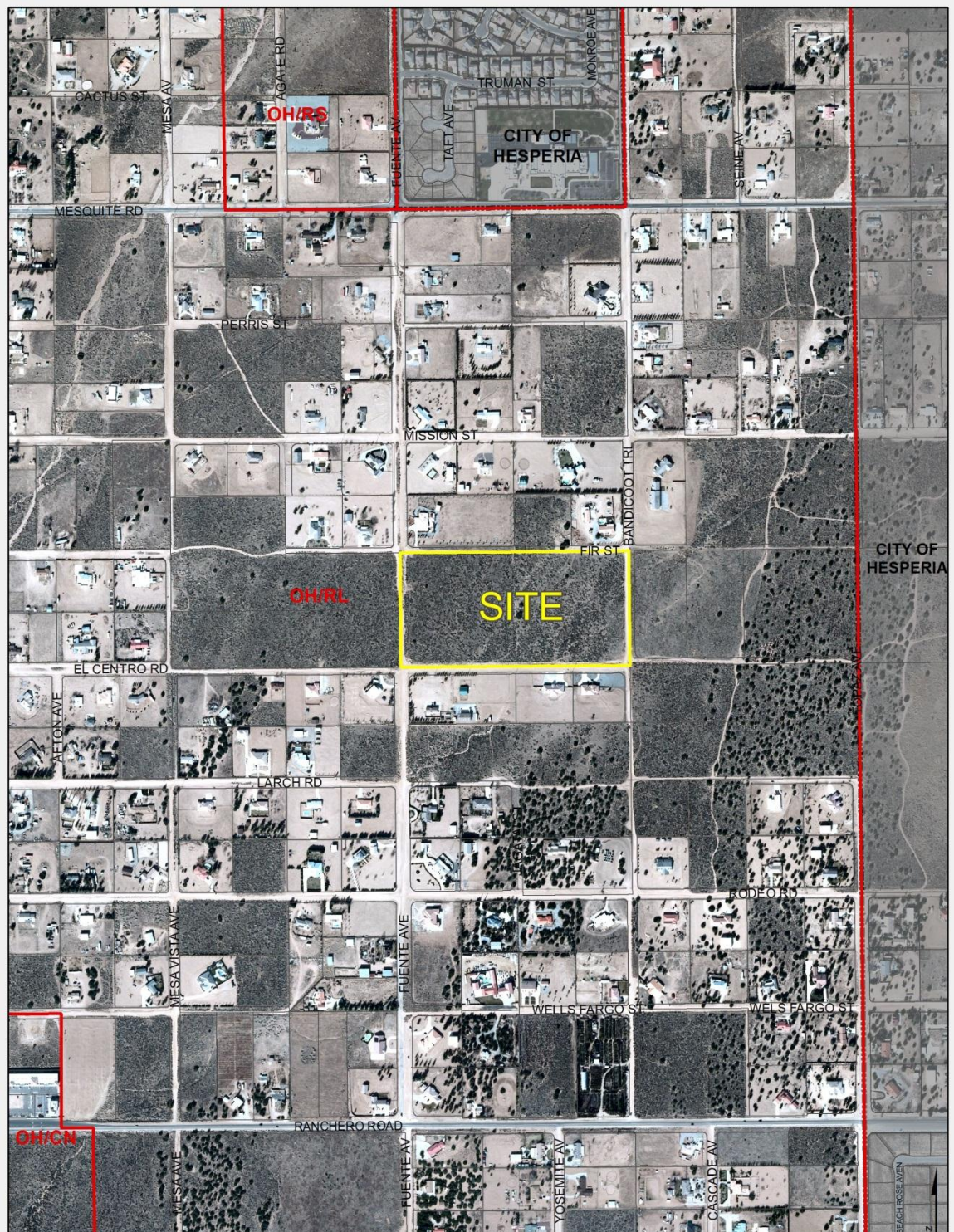
AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	OH/RL
North	Residential	OH/RL
South	Residential	OH/RL
East	Residential	OH/RL
West	Residential	OH/RL

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	Hesperia	Project would not be allowed under City Ordinance
Water Service:	N/A	Hauled water to be used for washing as necessary
Septic Service	N/A	Not required

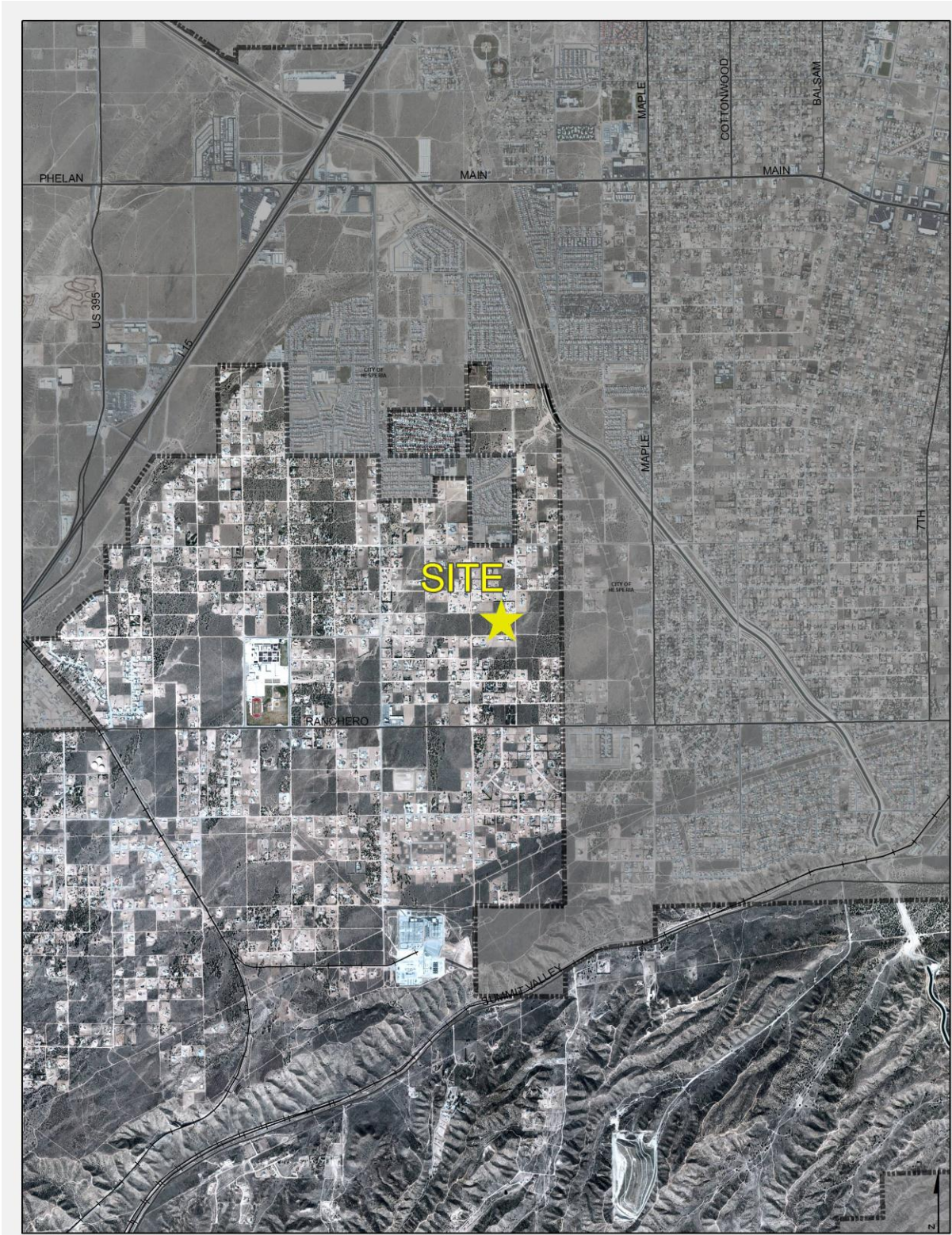
In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Board of Supervisors.

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OFFICIAL LAND USE DISTRICT MAP



VICINITY MAP



PLOT PLAN

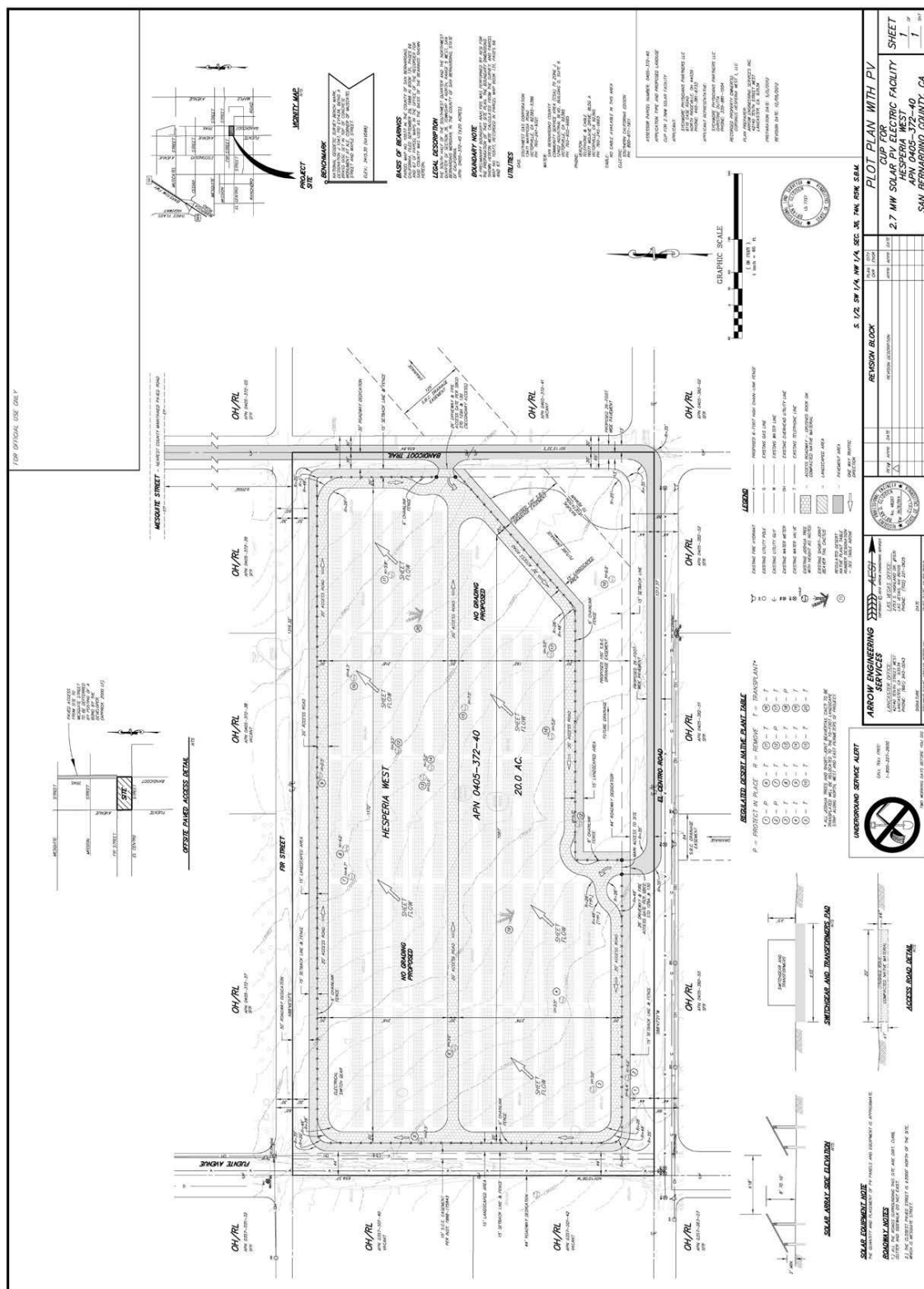


PHOTO SIMULATIONS

View from the northeast corner of the project site looking southwest

Pre-Project:



Post Project:



PHOTO SIMULATIONS

View from the northwest corner of the project site looking southeast

Pre-Project:



Post Project:



PHOTO SIMULATIONS

View from the southwest corner of the project site looking northeast

Pre-Project:



Post Project:



PHOTO SIMULATIONS

View from the southeast corner of the project site looking northwest

Pre-Project:



Post Project:



PROJECT DESCRIPTION AND BACKGROUND:

Project: The proposed Conditional Use Permit (CUP) is to establish a 2.7 megawatt photovoltaic (PV) solar electric power generating facility (Project) within an approximately 20 acre site in the unincorporated community of Oak Hills. Construction of the Project is anticipated to last approximately six months. Upon completion, the Project will be unmanned.

Location and Access: The proposed Project site is situated in the Desert Region of the County, in the Oak Hills Community Plan area just west of the City of Hesperia. The primary facility access point is from El Centro Road, which runs along the southern Project boundary of the site. A secondary access point is proposed on Bandicoot Trail along the eastern Project boundary. The nearest paved County maintained road, Mesquite Street, is approximately 2,000 feet north of the Project site.

Environmental Setting: The site is relatively flat with elevations ranging from approximately 3,600 feet above sea level (ASL) at its southwest corner to 3,585 ASL at its northeast corner. The primary vegetation onsite is creosote bush-white burr sage scrub and includes approximately 20 Joshua Trees that will be protected in place or transplanted on-site. The site is within potential habitat for Burrowing Owl and Desert Tortoise.

Solar Array Operation: Upon completion, the Project would be unmanned, and would include approximately 54 arrays containing non-reflective PV modules mounted on a fixed tilt system. The proposed modules will be oriented to the south and angled to a degree to maximize solar resource efficiency. The modules are wired together and connected to inverters, which convert direct current into electrical alternating current. The electricity is then stepped up and collected in conduits that terminate at the point of interconnection to the local electricity grid via an existing Southern California Edison (SCE) power line along Fuente Avenue. Off-site improvement of the overhead utility line extension would include a re-conductor and two additional poles on Fuente Avenue within the existing SCE right-of-way. The electricity produced by the Project will be sold to SCE under a long-term Power Purchase Agreement.

Each solar module will be fastened to the ground surface via hydraulically driven, two-inch diameter, galvanized pipe. This method of fixing the arrays will result in minimal topsoil disturbance and allow retention of much of the on-site vegetation, which will moderate ground-level wind speeds and, consequently, minimize erosion. The maximum height of the panels will range from 8-10 feet depending upon existing site topography. Electrical equipment, including inverters and transformers, will be located on concrete pads. A six foot high chain link security fence will be installed at the property setback.

Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives. Lighting will be directed downward and shielded to focus illumination on the desired areas to avoid light spillage on adjacent properties, in compliance with night sky protection standards in Section 83.07.040 of the Development Code.

Public Comments: Project notices were sent to surrounding property owners on August 22, 2012. A total of 67 responses were received as a result of the notifications including 65 letters of opposition and two letters of support. The letters of opposition cite concerns relating to inconsistency with the County General Plan and Oak Hills Community Plan, aesthetic impacts/blight, decreased property values, drainage impacts, increased traffic, biological impacts, increased noise, and hazardous materials.

ANALYSIS:

Consistency with General Plan and Zoning Regulations: The proposed Project is consistent with the County General Plan and Development Code. The current General Plan land use designation for the proposed Project area is Oak Hills/Rural Living (OH/RL), which allows development of renewable energy generation facilities on a minimum of 20 acres with a CUP. The proposed Project meets the standards outlined in San Bernardino County Development Code (Development Code) Chapter 84.29 - "Renewable Energy Generation Facilities" and will be required to comply with all CUP conditions of approval.

General Plan Policy: The County General Plan establishes goals for renewable energy for the County. Conservation Element Policy CO 4.12 states that the County shall promote siting of renewable energy resources. Conservation Element Goal CO 8 aims to minimize energy consumption and promote safe energy extraction, uses and systems to benefit local, regional and global environmental goals. Policies under this goal include, Policy CO 8.3, which states that the County will assist in efforts to develop alternative energy technologies that have minimum adverse effect on the environment, and explore and promote newer opportunities for the use of alternative energy sources. This Project supports the objectives of these goals and policies.

Consistency with Oak Hills Community Plan: The Oak Hills Community Plan, recently re-adopted by the County Board of Supervisors on June 18, 2013, establishes goals and policies for development and land use within the plan area. Goal OH/LU 1 seeks to retain the existing rural desert character of the community and policy OH/LU 1.1 requires strict adherence to the land use policy map. The Land Use Policy Map designates the Project site RL – Rural Living, which allows establishment of a renewable energy generation facility with approval of a CUP on a minimum of 20 acres.

City of Hesperia Comments: The Project site is located in the City of Hesperia's Sphere of Influence. The City submitted comments in response to the Project (see Exhibit D) noting that though the Project is subject to County standards, their comments reflect the City's Alternative Energy Technology Ordinance. The City does not allow solar farms within 660 feet of roadways or railway spurs or any agricultural or residentially designated property. In addition, the letter lists the City's requirements for solar development including submittal of a service plan, approvals from all governmental agencies prior to building permit issuance, posting of a bond or irrevocable letter of credit in an amount suitable to cover the cost of removal in the event of abandonment, a decorative screening wall or fence, and an abandonment clause defining abandonment as the use ceasing for more than 180 consecutive days and holding the developer solely responsible for removal.

County standards address many of these comments. As standard conditions of approval, the applicant would be required to obtain approvals from all agencies with jurisdiction over the Project, and submit a decommissioning plan which would go into effect upon decommissioning or upon non-operation for 12 consecutive months. The applicant has also agreed to a condition of approval that would require submittal of a surety bond for removal in the event the Project is abandoned. The County Development Code does not require screening by a solid wall or fence, as required by the City.

Distributed Energy Generation: The proposed Project is considered a Distributed Energy Generation project which is defined by the California Energy Commission as a system involving small amounts of generation located on a utility's distribution system for the purpose of meeting substation level peak loads and/or displacing the need to build additional (or upgrade) local distribution lines, (<http://www.energy.ca.gov/glossary/glossary-d.html>.) The Oak Hills/Hesperia area has been targeted by Southern California Edison (SCE) under its CREST (California Renewable Energy Small Tariff) program for a distributed generation project due to the high demand for electricity in the area. The applicant has entered into two 20-year term Power Purchase Agreements (PPAs) with SCE. The first PPA was executed March, 2012 for 1.2 MW and the second in August, 2012 for 1.5 MW. Under the terms of the first agreement, the facility must be operational by March 19, 2014.

Aesthetics/Visual: The current visual character of the Project site is typical of rural living areas in the desert consisting of relatively flat vacant lands surrounded by residential development and the common creosote bush-white burr sage scrub vegetation community. The proposed Project will result in only minimal removal of vegetation from the site, place photovoltaic panels and other appurtenant structures on the site with minimal ground disturbance; construct access roads; and erect a six-foot high chain link fence around the perimeter of the site. The applicant has proposed chain-link fencing because it provides security for the site, while allowing views through the site. Joshua Trees and other onsite native desert plants are proposed to be transplanted within the required 15-foot setback around the Project perimeter. In addition, the southeast corner of the site will remain undeveloped as an approximately 100 to 125 foot wide San Bernardino County Drainage Easement. The Project's Visual Impact Assessment indicates that the Project would not result in a substantial adverse effect from this or any other scenic resource. None of the Project equipment will substantially obstruct any view sheds in the area, as illustrated in the photo simulations submitted by the applicant.

The proposed Project has a low profile and will have little potential to create glare, because the PV panels are designed to absorb sunlight with no reflection. Minimal lighting will be used at night, in compliance with County standards for preservation of night skies. Therefore, the Project will not substantially degrade the existing visual character or quality of the site and its surroundings.

Property Values: Some of the public comments submitted in response to the Project notice state concerns about potential adverse impacts on residential property values in the area. Property value is determined by many factors in the real estate market. Staff consulted with property appraisal specialists in the County Assessor's Office and County Real Estate Services, and searched for published studies of the effects of solar energy development

projects on residential property values, and did not find any published studies or findings that identify or quantify property value impacts associated with solar energy project sites.

Biology: The site is within areas known to contain habitat to support the Desert Tortoise and Burrowing Owl. The San Bernardino Kangaroo Rat is not known to inhabit this area. A General Biological Assessment along with Focused Surveys for Desert Tortoise and Burrowing Owl were conducted by Barnett Environmental. The survey results found no signs of Desert Tortoise or Burrowing Owl onsite. Mitigation measures for avoidance of Burrowing Owl have been included in the Conditions of Approval in the event that they have moved onsite prior to construction.

Drainage/Hydrology: A Preliminary Hydrology Analysis has been prepared by Arrow Engineering Services and accepted by County Public Works. The analysis identifies drainage across the site as primarily sheet flow leaving the site primarily to the north and to the east. The study concludes that the Project will have no significant impact on current runoff rates, drainage patterns, or quantity of runoff. A San Bernardino County Drainage Easement is proposed along the southeast corner to connect existing drainage easements in the area.

Noise: Construction of the proposed Project may potentially create some elevated short-term construction noise and vibration impacts to existing residents in the area; however these activities would be limited to day time hours 7:00 A.M. to 7:00 P.M. Monday through Saturday.

Operation of the proposed unmanned solar facility will not generate audible levels of noise or perceptible levels of vibration in the surrounding area. The proposed solar arrays are a fixed-tilt system resulting in no motor noise from system tracking.

Traffic: It is anticipated that onsite maintenance will result in approximately 16 trips annually. During the 6 month construction period, it is anticipated that there will be approximately 20 workers onsite per day resulting in a maximum of 40 vehicle trips accessing the site from El Centro Road. Carpooling will likely reduce this number. Even so, these projected trips during construction are not considered a significant impact. Once constructed, impacts to traffic in the area will be negligible because the site will be accessed only periodically for maintenance.

Renewable Energy Mandates: The California Renewable Portfolio Standard (RPS) legislation established in 2002 (Senate Bill 1078), and accelerated in 2006 (Senate Bill 107), requires retail sellers of electricity to obtain 20 percent of their supply of electricity from renewable energy sources by 2010 and 33 percent of electricity from renewable energy sources by 2020. The proposed Project will assist in the utility server's efforts to meet the RPS standard and increased demands for electricity.

Greenhouse Gas Emissions Reduction: In 2006, the State of California passed the California Global Warming Solutions Act (Assembly Bill 32) which requires the state to reduce emissions of carbon dioxide (CO₂) and other greenhouse gases (GHG) to 1990

emission levels (a 30 percent reduction) by 2020. Senate Bill 1368, enacted in 2006, prohibits California electric utilities from constructing power plants or entering into long-term energy purchase contracts with facilities that do not meet the GHG emissions standard. In December, 2011 the County adopted a GHG reduction plan that established a review criteria for GHG emissions. The proposed Project will assist in efforts to meet the California GHG emissions legislation, consistent with the County GHG reduction plan.

Solar Energy Project Moratorium

On June 12, 2013, the Board of Supervisors adopted an interim urgency ordinance establishing a temporary moratorium (45 days) on approval of new commercial solar energy generation projects. The moratorium was then extended on July 23, 2013, for an additional 10 months and 45 days. The moratorium was established to allow time for the County to consider potential amendments to the County Development Code that would enhance compatibility of solar energy generation projects with other land uses. The moratorium does not apply to applications that had been accepted as complete prior to adoption of the moratorium.

ENVIRONMENTAL REVIEW:

An Initial Study (IS) was prepared for the Project pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared for the Project and submitted to the State CEQA Clearinghouse on January 20, 2013. A 30-day CEQA public comment period ended on February 20, 2013. Comments were received from the Mojave Desert Air Quality Management District (MDAQMD), Lahontan Regional Water Quality Control Board (LRWQCB), and the Native American Heritage Commission (NAHC), and local residents.

The MDAQMD commented that its staff had reviewed the IS and concurred with “Less than significant” and “No impact” findings for air quality issues. With regard to the NAHC, the Cultural Resources Assessment and Historical Resources Review prepared for the Project address their comments. Both assessments identified low potential for cultural resources to exist onsite. Comments from LRWQCB request adherence to best management practices to ensure reduction of impacts in the areas of water quality and storm water runoff. A Preliminary Water Quality Management Plan has been prepared for the Project and approved by County Public Works. In addition, several comments were received from local residents identifying areas of concern to include impacts to aesthetics, biological resources, drainage, noise, and safety. Staff has addressed each of these areas of concerns in the analysis of the Project and the Initial Study. In conclusion, the Initial Study determines that the proposed use with mitigation measures and other Conditions of Approval will not have a significant effect on the environment and a Mitigated Negative Declaration is recommended for adoption.

SUMMARY:

The proposed Project will assist in meeting the renewable energy resource targets for retail sellers of electricity in California and it is consistent with the State and County GHG emissions goals, policies and standards. The proposed distributed energy generation Project would provide clean, renewable energy to the local Oak Hills community without requiring new or upgraded transmission lines. In addition, the proposed Project is consistent with County goals and policies and development standards for renewable energy. Therefore, Planning Staff recommends approval of the Project.

RECOMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration and find that the Initial Study has been completed in compliance with CEQA, that it has been reviewed and considered prior to approving the Project and that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Bernardino County;
- 2) **APPROVE** a Conditional Use Permit to establish a 2.7-MW PV solar energy generation facility on 20 acres subject to the recommended conditions of approval;
- 3) **ADOPT** the Findings for approval of the Conditional Use Permit; and
- 4) **FILE** a Notice of Determination.

ATTACHMENTS:

Exhibit A: Findings
Exhibit B: Conditions of Approval
Exhibit C: Initial Study
Exhibit D: City of Hesperia Comments
Exhibit E: Public Comments

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EXHIBIT A

FINDINGS

FINDINGS: Conditional Use Permit to establish a 2.7 megawatt photovoltaic solar electric power generating facility on 20 acres

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all setbacks and other required features pertaining to the application. The 20-acre site is sufficiently large to accommodate the 20-foot wide interior road inside the 6-foot high perimeter fence, which is set back 15 feet from the property lines, and to allow additional access to the rows of solar arrays that constitute the project. The project has been designed to minimize impacts to the existing drainage features without affecting downstream properties. The site is able to accommodate the proposed solar panels and all ancillary facilities associated with the project with proper setbacks and access.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use. The site abuts El Centro Road which serves as the main point of access to the site. Additionally, the conditions of project approval require paving to the nearest County Maintained Road which is Mesquite Street approximately 2,000 feet north of the project site. These requirements provide legal and physical access to the site. In addition, the 20-foot wide interior access roads will allow access for emergency vehicles. The fences and gates, one for primary access and the other for emergency access, are 15 feet inside the property lines so that incoming vehicles will be able to park at the gate, outside of the right-of-way.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use as designed and conditioned will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance that would affect adjacent properties. The design of the solar arrays is required to operate within the standards of the County Development Code relating to noise, lighting, and the general performance standards including those for glare and vibration. A temporary increase in traffic will occur during construction however impacts will not be substantial. The project will generate minimal traffic once constructed and the use will not substantially interfere with the present or future ability to use solar energy systems, as this project is a solar energy project.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan, as this projects specifically supports the following General Plan Goals/Policies:
 - *Conservation Element Policy CO 4.12*, which states that the County shall promote siting or use of renewable energy sources; and
 - *Conservation Element Goal CO 8*, which aims to minimize energy consumption and promote safe energy extraction, uses and systems to benefit local regional

and global environmental goals. Specifically, Policy CO 8.3, states that the County will assist in efforts to develop alternative energy technologies that have minimum adverse effect on the environment, and explore and promote newer opportunities for the use of alternative energy sources.

In addition, the project is consistent with the Oak Hills Community Plan, specifically Goal OH/LU 1 seeks to retain the existing rural desert character of the community and policy OH/LU 1.1 required strict adherence to the land use policy map. The Land Use Policy Map designates the project site RL – Rural Living, which allows establishment of a renewable energy generation facility with approval of a CUP on a minimum of 20 acres.

5. There is supporting infrastructure, existing or available, consistent with the intensity of the development to accommodate the proposed solar power facility without significantly lowering service levels. El Centro Road and Bandicoot Trail provide for the transportation needs of this project. Southern California Edison currently has sufficient transmission capability in close proximity to the site to provide a convenient upload to the regional power grid. An existing 33kV line exists along the eastern property line following the alignment of Fuente Road.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare, because adequate onsite setbacks, security fencing, and access for emergency equipment have been required.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, as the project is a photovoltaic solar energy generating facility.
8. There is no substantial evidence that the project will have a significant effect on the environment, as determined and justified in the Initial Study for the project, which has been completed in compliance with the California Environmental Quality Act. The Mitigated Negative Declaration reflects the County's independent judgment.

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EXHIBIT B

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

[Not subject to Condition Compliance Release Form (CCRF) signatures]

LAND USE SERVICES – Planning Division (909) 387-8311

1. Project Approval Description. This Conditional Use Permit (CUP) project is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the following conditions of approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). This CUP project is approved to establish a 2.7-megawatt (MW) solar power generation facility on 20 acres. The arrays of PV panels will be mounted on fixed tilt systems and will have a maximum height of 10 feet. Substantial on-site grading or vegetation removal shall not occur during the installation of the proposed project. Each solar module shall be fastened to the ground surface via hydraulically driven 2-inch galvanized pipe resulting in minimal disturbance to topsoil and allowing retention of much of the on-site vegetation. The project site will be surrounded by a six-foot high chain link fence. No barbed wire or other sharp pointed material shall be allowed. Any proposed change to this Project Description including maximum height and/or tracking systems shall require a Revision to an Approved Action application to be filed with County Planning.

The developer shall provide a copy of the approved conditions and the site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project Site with APN: 0405-372-40 and Project Number: P201200220.

2. Project Location. The project site in an unincorporated area of the County of San Bernardino (County) bounded by Fir Street, Fuente Avenue, El Centro Road, and Bandicoot Trail. The project site is in the Oak Hills Community Plan in the First Supervisorial District.
3. Zoning Standards. The project site is located in the Desert Region within the Oak Hills Community Plan/Rural Living (OH/RL) Land Use Zoning District. RL Development Standards are listed in SBCC section 82.03.060. The following standards apply to the project:
 - Solar energy generating equipment and their mounting structures and devices shall be set back from the property lines either pursuant to the standards in the Land Use Zoning District, or 130 percent of maximum height of the mounted structure, whichever is greater.

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4. Facility Design. The facility design shall incorporate the following guidelines:
 - The applicant shall arrange the arrays in a logical, orderly manner and pattern.
 - The applicant shall maintain the panels, inverters, and transformers so that electrical interference will not affect adjacent properties.
 - The applicant shall perform any repairs or upgrades to the components of the solar power facility at such times and in such a manner that noise and glare will not be significantly disruptive to adjacent properties, roads, or traffic.

 5. Continuous Maintenance. The project property owner shall continually maintain the property so that it is not dangerous to the health, safety, and general welfare of both on-site users (e.g. employees) and surrounding properties. The developer shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. The elements to be maintained, include but are not limited to:
 - Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - Graffiti and debris shall be removed within 48 hours of notification.
 - Dust control measures shall be maintained on any undeveloped areas where landscaping has not been provided.
 - Erosion control measures shall be maintained to reduce water runoff, siltation, and promote slope stability.
 - Signage. All on-site signs, including posted area signs (e.g. "No Trespassing") shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently County Planning-approved sign plan.
 - Fire Lanes. All markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations shall be clearly defined and shall be maintained in good condition at all times.

 6. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the SBCC Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
 - Odors: No offensive or objectionable odor.
 - Smoke: No smoke of a greater density than that described in No. 2 on the Ringelmann Chart, as published currently by the United States Bureau of Mines, shall be emitted from any project source.
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
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7. Revisions. Any proposed change to the approved use/activity on the site (e.g. from solar facility to other uses); or any increase in the developed area of the site or expansion to the approved facilities, including changes to structures, tracking system, equipment, elevations, heights, signs, parking allocation, lighting, or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an approved Action) be approved by the County. The developer shall prepare, submit with fees, and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
 8. Continuous Effect/Revocation. All of the conditions of approval applied to this project shall be effective continuously throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time, and opportunity is provided to the property owner, developer, or other interested party to correct the non-complying situation.
 9. Developer Defined. The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner, and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
 10. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify, and hold harmless the County or its “indemnities” (herein collectively the County’s elected officials, appointed officials [including Planning Commissioners], Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning the map or permit or any other action relating to or arising out of County approval, including the acts, errors, or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including

any court costs and attorney's fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

11. Local Labor. *The developer shall give preference to and employ San Bernardino County residents as much as practicable during construction and operation of the facility.*
12. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
13. Project Account. The Job Costing System (JCS) account number is P201200220. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy, and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$500.00 minimum) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).
14. Expiration/CUP. This project permit approval shall expire and become void if it is not exercised within three years of the effective date of this approval, unless an extension of time is approved. The permit is deemed exercised when either:
 - The permittee has commenced actual construction or alteration under a validly issued Building Permit or
 - The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a Building Permit. (SBCC 86.06.060)

Occupancy of completed structures and operation of the approved exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:

- Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
- The land use is determined by the County to be abandoned or non-conforming.
- The land use is determined to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances, or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the expiration date. The developer is responsible for initiation of any Extension of Time application.

15. Extension of Time/CUP. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than 30 days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
16. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
 - Grading Permits – a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - Building Permits – a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final Inspection – a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
17. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations, and any other requirements of Federal, State, County, and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service

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- b) STATE: California Department of Fish and Wildlife, Mojave Desert Air Quality Management District, Colorado Regional Water Quality Control Board, California Energy Commission
 - c) COUNTY: Land Use Services – Planning / Building and Safety / Code Enforcement, County Fire, Environmental Health Services, and Public Works
 - d) LOCAL: N/A
18. Lighting. Any lighting shall be maintained so that all lights are operating properly for safety purposes and shall not project onto adjoining properties or roadways. Lighting shall adhere to San Bernardino County Desert and Mountain night light regulations.
19. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90-degree angle intersections of public rights-of-way and private driveways. All signs, structures, and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC 83.02.030) or as otherwise required by County Traffic.
20. Cultural Resources. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The “Developer” shall implement any such additional mitigation to the satisfaction of County Planning and the County Museum. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified. [MM CR-2]
21. Archeo/Paleo Resources. Should previously unidentified cultural resources be discovered during on- or off-site construction, the project sponsor shall cease work within 100 feet of the resources, and the County of San Bernardino shall be notified immediately. Depending on the nature of the find (i.e., archaeological or paleontological resource), the project proponent shall retain a professional archaeologist or paleontologist to assess the significance of the find and make mitigation recommendations, if warranted. The archaeologist shall be required to submit to the County for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken. [MM CR-1]
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22. AQ/Construction and 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)] and the California Air Resources Board's In-Use-Off-Road Diesel Vehicle Regulations, including but not limited to:
- a) Equipment/vehicles shall not be left idling for period in excess of five minutes
 - b) Engines shall be maintained in good working order to reduce emissions
 - c) Onsite electrical power connections shall be made available where feasible
 - d) Ultra low-sulfur diesel fuel shall be utilized (State law)
 - e) Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible
 - f) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
 - g) In addition, all on-road diesel trucks shall not idle more than five minutes per truck trip or per day on the project site (State law).
 - h) All transportation refrigeration units (TRU's) shall be provided electric connections.
23. Noise. The following noise attenuation measures shall be implemented:
- Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.
 - Muffling of construction equipment shall be per manufacturer's specifications.
 - All stationary construction and operations equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

LAND USE SERVICES – Code Enforcement (909) 387-8311

24. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
25. Weed Abatement. In conjunction with required permits, the applicant shall comply with San Bernardino County Desert Area Fire Hazard Abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES – Building and Safety (909) 387-8311

26. Walls. Submit plans and obtain separate building permits for any required walls, retaining walls, or trash enclosures.

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

27. Water. If the developer makes any changes to the proposed Project operation that would require the site to obtain water and/or sanitary facilities other than as described in the CUP application and subsequent CEQA analysis, the project will have to be revised and conditioned by the DEHS.

SAN BERNARDINO COUNTY FIRE – (760) 995-8190

28. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Protection District, herein “Fire Department”. Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
29. Additional Requirements. In addition to the Fire requirements stated herein, other requirements from the Solar Photovoltaic Installation Guideline from the California State Fire Marshal may arise at the time of field inspection.

LAND USE SERVICES - Land Development – Drainage (909) 387-5224

30. Infrequent Flood Hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.
31. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 6490H dated 08/28/2008. Flood hazards are undetermined in this area, but possible.
32. Tributary Drainage. Adequate provisions should be made to manage the tributary off-site/on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties.
33. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
34. Additional Drainage Requirements. In addition to drainage requirements stated herein, other on-site and/or off-site improvements may be required that cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
35. Continuous BMP Maintenance. The property owner/developer is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

Furthermore, such maintenance activity will require compliance with all Local, State or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

36. BMP Enforcement. In the event the property owner/developer (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or developer, including administrative costs, attorney's fees, and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

LAND USE SERVICES - Land Development– Roads (909) 387-5224

37. Road Standards. All required street improvements shall comply with the latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

PRIOR TO ANY LAND DISTURBANCE OR ISSUANCE OF ANY GRADING PERMITS,
Completion of the following must occur, with CCRF signatures

LAND USE SERVICES – Building and Safety (909) 387-8311

38. Runoff. Applicant must hold all runoff to pre-development levels per Section 82.13.080 of the San Bernardino County Development Code.
39. Erosion and Sediment Control Plan. Applicant shall submit an erosion and sediment control plan and permit application to Building and Safety for review and approval prior to any land disturbance.
40. Grading Plans. If grading exceeds fifty (50) cubic yards, plans are required to be submitted to and approved by Building Safety.
41. Private Roads. Grading plans for private roads must be submitted to and approved by Building and Safety.
42. Stormwater Pollution Prevention Plan (SWPPP). A Stormwater Pollution Prevention Plan shall be submitted to Building and Safety for review and approval prior to land disturbance or issuance of any permit.
43. NPDES Permit. A National Pollutant Discharge Elimination System (NPDES) permit – Notice of Intent (NOI) is required on all grading of one acre or more prior to issuance of a grading/construction permit. Contact the Regional Water Quality Control Board (RWQCB), Lahontan Region, for specifics.
44. RWQCB Permit. Prior to permit issuance, CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID#. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one acre of land total.

LAND USE SERVICES – Planning (909) 387-8311

45. Landscape Buffers/Translocation Plan. The Developer shall leave in place existing native landscaping buffers between the solar panel field and the adjacent properties. In addition, the Developer shall submit a Translocation Plan prepared by a qualified professional (e.g. biologist, ecologist) identifying plants on-site that will be relocated to the landscaped buffered delineated on the approved site plan to the County of San Bernardino for review and approval. The plan shall ensure compliance with the San Bernardino County Development Code and the Conservation Element of the San Bernardino County General Plan, and shall specify the best nursery practices pursuant to which vegetation that are proposed for removal shall be transplanted or stockpiled for future transplanting wherever possible. Best nursery practices shall include avoidance of excessive damage to root material. The plan shall specify the locations of all Joshua trees within the

project site, shall identify all trees that can be transplanted, and shall identify any trees that would require removal or transplantation.

46. AQ/Dust Control Plan - Construction. The developer shall prepare, submit and obtain approval from County Planning of a Dust Control Plan (DCP) consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP.
47. **Diesel-Powered Off-Road Equipment.** During construction, the project contractor(s) shall ensure that all off-road diesel-powered construction equipment be compliant with the U.S. Environmental Protection Agency Tier 2 or higher off-road emission standards. Proof of compliance with U.S. Environmental Protection Agency Tier 2 standards shall be provided to the County Building and Safety for review and approval. [MM AQ-1]
48. **Burrowing Owl.** A pre-construction survey for burrowing owl is required within 30 days prior to the start of construction. If no owls are found, further mitigation is not necessary. If burrowing owl is found on-site, 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; or
 - b. Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; or
 - c. Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.

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 take of owls:

- 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 flight.
- b. A qualified biologist must relocate owls 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 the 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 the CDFG within 30 days following completion of the relocation and monitoring of the owls. A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to the 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 off- site areas to preserve for compensation for impacts to burrowing owls/occupied burrows at the project site as required above. [MM BIO-1]

PUBLIC WORKS – Surveyor (909) 387-8149

49. ROS. A Record of Survey per Section 8762 of the Business and Professions Code is required. The Site Plan indicates bearings and distances around the subject property, which are not of record and appear to be based upon a field survey. The Record of Survey will facilitate the construction staking for the proposed chain link fence.
50. Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

LAND USE SERVICES - Land Development– Drainage (909) 387-5224

51. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties. The applicant shall submit a Drainage Study addressing corrections on the Preliminary study for review and obtain approval. The Land Development Division will collect a \$520 deposit for drainage review upon submittal.
52. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum 15 feet wide) shall be provided over the natural drainage courses, drainage facilities or concentration of runoff from the site that dewater into private property.

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53. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 6490 H dated 08/28/2008. Flood hazards are undetermined in this area, but possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
54. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
55. LDD/Grading Plans. Applicant shall submit grading plans to the Land Development Division, Drainage Section for review and approval. The Land Development Division will collect a \$520 deposit for grading review upon submittal.
56. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
57. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. The Land Development Division will collect a \$2500 deposit for WQMP review upon submittal. Copies of the WQMP guidance and template can be found at: http://www.sbcounty.gov/dpw/land/environmental_mgmt.asp

LAND USE SERVICES - Land Development– Roads (909) 387-5224

58. Maintenance Agreement. The developer shall enter into a maintenance agreement with the Department of Public Works, Transportation Operations Division to insure all County maintained roads utilized by construction traffic shall remain in acceptable condition during construction.

PUBLIC WORKS – Solid Waste Management Division (909) 386-8701

59. C&D Plan – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a “Construction Waste Management Recycling Plan (C&D Plan), Part I”. The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume.

Upon completion of construction, the developer shall complete SWMD’s C&D Plan Part 2”. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification regarding reuse of materials on site.

SAN BERNARDINO COUNTY FIRE – (760) 995-8190

60. Access. The development shall have a minimum of TWO (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

Multi-Story Road Access Width: Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

PRIOR TO ISSUANCE OF BUILDING PERMITS,
Completion of the following must occur, with CCRF signatures

LAND USE SERVICES / Land Development– Roads (909) 387-5224

61. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835. Phone: (909) 387-5224.
- Fuente Avenue (Section Line – 88')
 - Road Dedication. A 44 foot grant of easement is required to provide a half-width right-of-way of 44 feet.
 - Curb Return Dedication. A 35 foot radius return grant of easement is required at the intersection of Fuente Avenue and Fir Street.
 - Fir Street (Existing Road – 60')
 - Road Dedication. A 30 foot grant of easement is required to provide a half-width right-of-way of 30 feet.
 - Curb Return Dedication. A 20 foot radius return grant of easement is required at the intersection of Fir Street and Bandicoot Trail
 - Bandicoot Trail (1/16 Section Line – 60')
 - Road Dedication. A 30 foot grant of easement is required to provide a half-width right-of-way of 30 feet.
 - Curb Return Dedication. A 35 foot radius return grant of easement is required at the intersection of Bandicoot Trail and El Centro Road.
 - El Centro Road (1/4 Section Line – 88')
 - Road Dedication. A 44 foot grant of easement is required to provide a half-width right-of-way of 44 feet
 - Curb Return Dedication. A 35 foot radius return grant of easement is required at the intersection of El Centro Road and Fuente Avenue.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 129A and located per Standard 130.
62. Offsite Street Improvements. Design a 26 foot wide paved road section from the main access point for the project to the nearest paved maintained road.
63. Road Design. Road sections within and/or bordering the project site shall be designed and constructed to Desert Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.
64. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.

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65. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
 66. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
 67. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
 68. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
 69. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
 70. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

PUBLIC WORKS – Traffic Division (909) 387-8186

71. Regional Transportation Fees. This project falls within the Regional Transportations Facilities Mitigation Plan for the Hesperia Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. These fees are subject to changes. The current Regional Transportation Fee Plan can be found at the following website:
http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp

LAND USE SERVICES – Building and Safety (909) 387-8311

72. Erosion Control Devices. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
73. Erosion Control Devices Installed. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading.
74. Compaction Report. Upon completion of rough grading and prior to footing excavations, a compaction report shall be submitted to Building and Safety for review and approval.
75. Building Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
76. Fence/Wall Plans. Submit plans and obtain permits for all fences greater than six feet in height and for any walls required by the Planning Division.

SAN BERNARDINO COUNTY FIRE – (760) 995-8190

77. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
78. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

LAND USE SERVICES – Planning (909) 387-8311

79. Decommissioning Requirements. In accordance with SBCC 84.29.060, Decommissioning Requirements, the Developer shall submit a Closure Plan to the Planning Division for review and approval. The Decommissioning Plan shall satisfy the following requirements:
- a) Closure Plan. Following the operational life of the project, the project owner shall perform site closure activities to meet federal, state, and local requirements for the rehabilitation and re-vegetation of the project Site after decommissioning. The applicant shall prepare a Closure, Re-vegetation, and Rehabilitation Plan and submit to the Planning Division for review and approval prior to building permit issuance. Under this plan, all aboveground structures and facilities shall be removed to a depth of three feet below grade, and removed off-site for recycling or disposal. Concrete, piping, and other materials existing below three feet in depth may be left in place. Areas that had been graded shall be restored to

original contours unless it can be shown that there is a community benefit for the grading to remain as altered. Succulent plant species native to the area shall be salvaged prior to construction, transplanted into windrows, and maintained for later transplanting following decommissioning. Shrubs and other plant species shall be re-vegetated by the collection of seeds and re-seeding following decommissioning.

- b) Closure Compliance. Following the operational life of the project, the developer shall perform site closure activities in accordance with the approved closure plan to meet federal, state, and local requirements for the rehabilitation and re-vegetation of the project site after decommissioning. Project decommissioning shall be performed in accordance with all other plans, permits, and mitigation measures that would assure the project conforms to applicable requirements and would avoid significant adverse impacts. These plans shall include the following as applicable:
- Water Quality Management Plan
 - Erosion and Sediment Control Plan
 - Drainage Report
 - Notice of Intent and Stormwater Pollution Prevention Plan
 - Air Quality Permits
 - Biological Resources Report
 - Incidental Take Permit, Section 2081 of the Fish and Game Code
 - Cultural Records Report
- c) Abandoned Site. If the solar field is not operational for twelve consecutive months, it shall be deemed abandoned. The solar field shall be removed within 60 days from the date a written notice of the declaration of abandonment by the County is sent to the developer. Within this 60-day period, the developer may provide the Land Use Services Director with a written request to modify this condition at a public hearing before the Planning Commission requesting an extension of time for an additional twelve months. In no case shall the Planning Commission authorize an extension of time beyond two years from the date the solar field was deemed abandoned without requiring financial assurances to guarantee the removal of the solar field, and that portion of the support structure lying above the natural grade level, in the form of a corporate surety bond, irrevocable letter of credit, or an irrevocable certificate of deposit wherein the County is named as the sole beneficiary. In no case shall a solar field, which has been deemed abandoned, be permitted to remain in place for more than 48 months from the date the solar field was first deemed abandoned.
- d) Environmental Site Assessment. The County may require a Phase 1 Environmental Site Assessment be performed at the end of decommissioning to verify site conditions.

PRIOR TO FINAL INSPECTION OR OCCUPANCY,
Completion of the following must occur, with CCRF signatures

SAN BERNARDINO COUNTY FIRE – (760) 995-8190

80. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]
81. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials. [F94]
82. Street Sign. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

83. Emergency/Contingency Plan. Prior to occupancy, the operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. For information, contact the Office of the Fire Marshall, Hazardous Materials Division at (909) 386-8401.
84. Permits. Prior to occupancy, the applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, and/or an Underground Storage Tank Permit. For information, contact the Office of the Fire Marshall, Hazardous Materials Division at (909) 386-8401.

PUBLIC WORKS – Solid Waste Management Division (909) 386-8701

85. C&D Plan – Part 2. The developer shall complete SWMD's C&D Plan Part 2". This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume of all construction waste.

This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

LAND USE SERVICES - Land Development– Drainage (909) 387-5224

86. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, then inspected and approved by County Public Works.
87. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

LAND USE SERVICES - Land Development– Roads (909) 387-5224

88. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant and inspected and approved by County Public Works.
89. Delayed Improvements. Where it is impractical to install the required improvements, the applicant has the option to enter into a Street and Drainage Construction Agreement with the Department of Public Works with securities per County Development Code Section 83.05.060.
90. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
91. Maintenance Compliance. The developer shall comply with the maintenance agreement during construction if applicable and/or assure that all County maintained roads affected by the project during construction shall be restored to pre-construction condition. Please contact the County Department of Public Works, Transportation Operations Division at (909) 387-7995 for inspection prior to occupancy.

PUBLIC WORKS – Traffic Division (909) 387-8186

92. Local Transportation Fees. This project falls within the Oak Hills Zone B Local Area Transportation Facilities Fee Plan. This fee shall be paid by cashier's check to the Department of Public Works Business Office.

LAND USE SERVICES – Building and Safety (909) 387-8311

93. Final Occupancy. Prior to occupancy, all Planning Division requirements and sign-offs shall be completed.
94. Private Roads. All private roads require certification that they are constructed per the approved plans by the project engineer. Certification shall be submitted to and approved by Building and Safety prior to final inspection.

LAND USE SERVICES – Planning (909) 387-8311

95. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.
96. Special Use Permit. The developer shall submit for review and gain approval for a Special Use Permit (SUP) from County Code Enforcement. Thereafter, the SUP shall be renewed annually subject to annual inspections. The annual SUP inspections shall review & confirm continuing compliance with the listed conditions of approval, including all mitigation measures. This comprehensive compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening and buffering. Failure to comply shall cause enforcement actions against the developer. Such actions may cause a hearing or an action that could result in revocation of this approval and imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections that are deemed necessary by the Code Enforcement Supervisor shall constitute a special inspection and shall be charged at a rate in accordance with the County Fee Schedule, including travel time, not to exceed three (3) hours per inspection.
97. Removal Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for the complete removal of the solar energy generating facility and other elements of the facility. The developer shall either:
- a) Post a performance or other equivalent surety bond issued by an admitted surety insurer to guarantee the complete removal of the solar panels and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate generated by a licensed civil engineer and approved by the Land Use Services Director; OR
 - b) Cause the issuance of a certificate of deposit or an irrevocable letter of credit payable to the County of San Bernardino issued by a bank or savings association authorized to do business in this state and insured by the Federal Deposit Insurance Corporation for the purpose of guaranteeing the complete removal of the solar panels and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate generated by a licensed civil engineer and approved by the Land Use Services Director.

98. Install On-site Improvements. All required on-site improvements shall be installed.

99. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201200220.

END OF CONDITIONS

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EXHIBIT C

INITIAL STUDY

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

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

PROJECT LABEL:

APN:	0405-372-40	USGS Quad:	Hesperia
APPLICANT:	Sycamore Physicians Partners	T, R, Section:	T4N, R5W, Section 35
COMMUNITY:	Oak Hills/Hesperia	Thomas Bros:	4565, G-4
LOCATION:	Bounded by El Centro Road and Fuente Avenue	Planning Area:	Desert Region
PROJECT NO:	P201200220	Zoning:	OH/RL
STAFF:	Nelson Miller	Overlays:	Biological Resources, Fire Safety (FS-2)
PROPOSAL:	Conditional Use Permit to establish a 2.7 MW solar power generating facility on 20 acres.		

PROJECT CONTACT INFORMATION:

Lead Agency:	County of San Bernardino Land Use Services Department– Planning 385 N. Arrowhead Ave. San Bernardino, CA 92415
Contact person:	Nelson Miller
Phone No:	760-995-8153
E-mail:	<i>Nelson.Miller@lus.sbcounty.gov</i>
Project Sponsor:	Sycamore Physicians Partners, LLC – Christine M. Dutta 6116 Case Road North Ridgeville, OH 44039 (303) 881-1004

PROJECT DESCRIPTION:

The project site is west of the City of Hesperia on the northeast corner of Fuente Avenue and El Centro Road in unincorporated San Bernardino County (See Figure 1 and Figure 2). All four roadways bordering the project site are currently unpaved. The site is in the First Supervisorial District. The proposed project site is also located within the Biological Resource and Fire Safety (FS-2) Overlays. The Land Use Zoning designation for the site is OH/RL (Oak Hills Community Plan/Rural Living). The OH/RL land use zoning designation allows development of solar electrical power generation on sites greater than 20 acres, subject to a Conditional Use Permit (CUP). Accordingly, the project applicant is requesting a CUP for the proposed project.

The proposed project consists of the development and operation of a 2.7 megawatt (MW) solar generating facility on a 20-acre parcel of land. Because the local area is a high load density area on the Southern California Edison (SCE) electricity distribution system with little or no Distributed Generation (DG) penetration, interconnection of this DG project was “fast tracked” by SCE.

The proposed facility will include approximately 54 arrays, each of which will have 192 photovoltaic (PV) crystalline silicon modules on a fixed-tilt system. The modules will be oriented to the south and angled at a degree that would optimize solar resource efficiency. The module supporting system provides the structure of support for the arrays. Each solar module will be fastened to the ground surface via hydraulically driven 2-inch galvanized pipe. The maximum height of the panels will range from 8-10 feet depending upon existing site topography. All solar panels will have an anti-reflective coating, which allows panels to absorb light, thereby minimizing reflection. Project improvements also include installation of a 10-foot wide landscaped area around the entire perimeter of the project site, which would help to screen the solar arrays from view. Native on-site vegetation, such as Joshua trees, would be transplanted from the developed areas of the property to the 10-foot wide landscape perimeter to the greatest extent feasible. Transplanting will be carried out so as to maintain the native aspect of individual trees/brush.

In addition to the solar modules, the project includes the installation of two concrete pads in the northwest corner of the site, which would support two transformers and electrical switchgear equipment. In addition to the two equipment pads, the project includes installation of nine (9) inverter and transformer pads throughout the site, which will be primarily, located under the arrays. These pads support one 300 kW Power-One central inverter and one 480V to 12kV transformer. The project would receive interconnection service from SCE Floodgate 12 kilovolt (kV) circuit out of the Aqueduct 115/12kV Substation via an overhead line extension on Fuente Avenue to the applicant's 12kV, 3-phase, 3-wire switchgear. The generated power would be delivered to the SCE system at the 12kV point of interconnection. It should be noted that the overhead line extension on Fuente Avenue would not result in any off-site impacts as the extension would occur within existing developed right-of-way. Off-site improvements associated with the overhead utility line extension are anticipated to include a re-conductor and two additional poles on Fuente Avenue. Additional off-site improvements required for the project are limited to provision of a paved access road to the project site. As illustrated on the project Site Plan (Figure 3), the alignment for this off-site access road is comprised of the following roadway segments: 1) the portion of El Centro Road south of the project site from the project's southern access driveway east to Bandicoot Trail, and 2) the segment of Bandicoot Trail from the intersection of El Centro Road and Bandicoot Trail north to Mesquite Street, the latter of which is an existing paved roadway. Construction of this off-site paved connector road to the project site is required by San Bernardino County. The connector road would consist of a graded and paved section compliant with San Bernardino County Standard 112, "Half Width Desert Road". Per County Standard 112, the road would consist of 26 feet of paved width with 5-foot wide graded shoulders on each side. Additional right-of-way (ROW) will be required along the alignment of Bandicoot Trail in order to construct the connector road to Mesquite Street (nearest

County paved and maintained road). The road section will be approximately 3,400 feet in length from the project's southern access along El Centro Road. This alignment in El Centro Road and Bandicoot Trail is within existing dirt streets that are already in use by surrounding property owners.

The site design contains access roads for emergency vehicles and maintenance purposes. If required by the County, the applicant would dedicate a 100-125-foot wide San Bernardino County Drainage Easement, which would traverse the southeastern portion of the site, as tentatively reflected in Figure 3. The project does not include the construction of any buildings.

The construction of the project through commencement of operations will require a period of approximately six months. Approximately 20 workers will be required during construction. Once construction is complete, the solar plant will go online and monitoring will occur remotely. After construction, workers will perform maintenance three to four times per year, which will include the mowing of grasses and shrubs, as necessary, and PV panel and electrical upkeep. Workers will truck water in from off-site for this periodic maintenance. It is anticipated that approximately four vehicle trips would be made to the project site once every three months during the long-term operation of the project.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

Generally, the site of the proposed project lies within the Mojave Desert region, within which mountain ranges, broad alluvial fans, terraces, and playas are characteristic. With elevations on-site ranging from 3,600 to 3,585 feet above mean sea level, the site slopes gently from the southwest to the northeast. The site contains no structures. Single-family residences occur to the north and south of the site, with undeveloped parcels to the east and west.

AREA	EXISTING LAND USE	ZONING, OVERLAY DISTRICTS
Site	Vacant	OH/RL, Biological Res.;Fire Safety-2
North	Single Family	OH/RL, Biological Res.;Fire Safety-2
South	Single Family	OH/RL, Biological Res.;Fire Safety-2
East	Vacant	OH/RL, Biological Res.;Fire Safety-2
West	Vacant	OH/RL, Biological Res.;Fire Safety-2

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

State of California: Regional Water Quality Control Board (Lahontan Region), Mojave Desert Air Quality Management District

County of San Bernardino: Land Use Services – Code Enforcement, Building and Safety; Public Health – Environmental Health Services; Public Works – Land Development, Solid Waste, Traffic

Figure 1
Regional Location Map

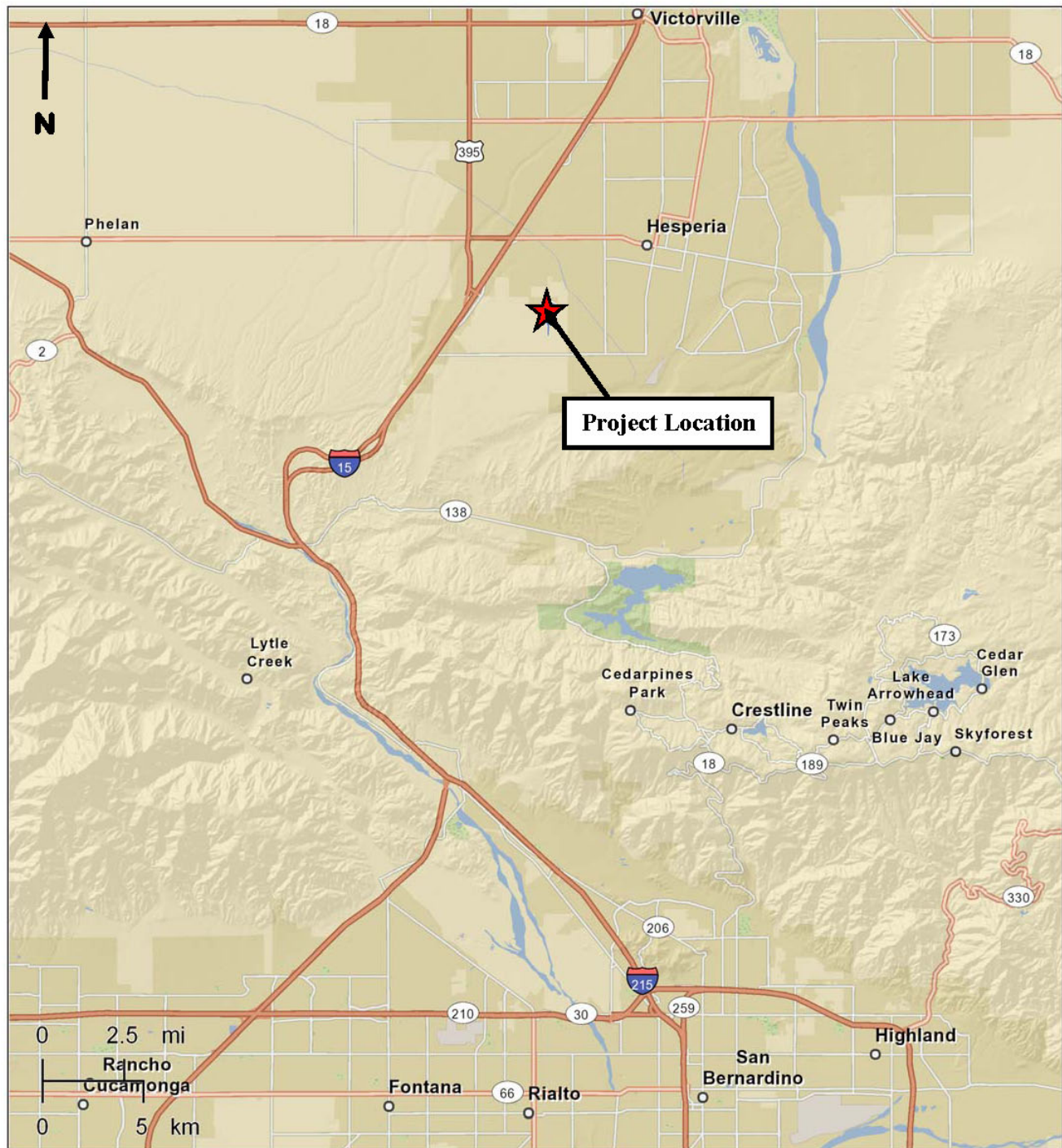
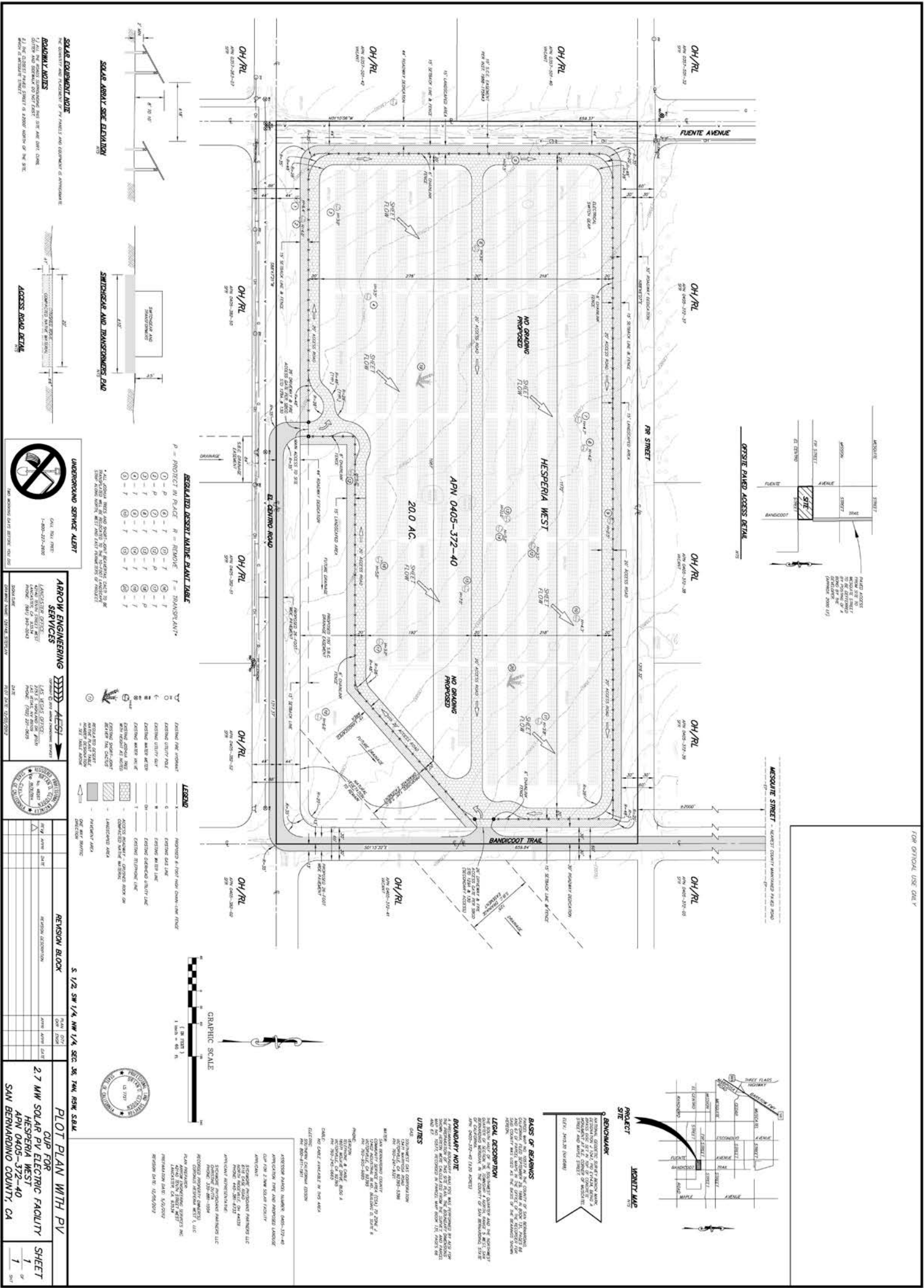


Figure 2
Project Vicinity Map



Figure 3
Hesperia West Site Plan



EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 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	Less than Significant Impact	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. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List the impacts requiring analysis within the EIR).
2. 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 mitigation measures)
3. No significant adverse impacts are identified or anticipated and no mitigation measures are required. (Optional mitigation may be added by stating: “As a precautionary measure to further reduce any potential for impacts, the following requirement shall apply”):
4. No impacts are identified or anticipated and no mitigation measures are required.

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 checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use and 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 & Circulation | <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:

- ☐ The Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” 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.
- ☐ 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Nelson Miller, Contract Planner

Signature

Date

David Prusch, Planning Supervisor

I. AESTHETICS. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input 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 type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input 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 type="checkbox"/>

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

I a,c) **Less Than Significant Impact.** The current visual character of the site's vicinity includes open desert lands, hills, ridges, and scattered residences. Several adjacent residences have views of distant mountains through the project site. Two separate discussions are provided below: 1) the first discussion pertains to those residences that have prominent views of distant mountains through the site beyond; 2) the second discussion pertains to the residences at the southeast corner, whose primary views through the site are not of the mountains, though some can be seen far off in the distance.

Photos 4A, 5A, and 6A below are of the views of distant mountains through an undeveloped project site from adjacent residences at or near the northeast, northwest, and southwest corners. Figures 4B, 5B, and 6B simulate the same views after development of the proposed project, including installation of the solar arrays and perimeter fence and landscaping. While the perimeter landscaping shown in the post-project photo simulations (Figures 4B, 5B, and 6B) is portrayed as mature, initially these landscape shrubs and trees would be smaller in size. With appropriate watering, however, they would grow to a size equal to or greater than that represented in the Figures. As can be seen in the post-project photo simulations, the proposed solar arrays will have a relatively low profile – the maximum height ranging from 8-10 feet, depending upon existing topography.

Figure 4A
Pre-Project view through the project site, looking northeast to southwest
(represents the view from front yard of residence at northeast corner of project site)



Figure 4B
Post-Project view through the project site, looking northeast to southwest
(represents the view from front yard of residence at northeast corner of project site)



Figure 5A
Pre-Project view through the project site, looking northwest to southeast
(represents the view from front yard of residence at northwest corner of project site)



Figure 5B
Post-Project view through the project site, looking northwest to southeast
(represents the view from front yard of residence at northwest corner of project site)



Figure 6A
Pre-Project view through the project site, looking southwest to northeast
(represents the view from front yard of residence at southwest corner of project site)



Figure 6B
Post-Project view through the project site, looking southwest to northeast
(represents the view from front yard of residence at southwest corner of project site)



While the proposed arrays would change the overall character of the site from an undeveloped, open parcel to a developed one, there would still be substantial views of the distant mountains from all adjacent residences. A 10-foot wide landscaped strip around the perimeter (fence) of the project will also help screen the arrays. All of the 16 Joshua trees and the two short-joint beavertail cacti currently growing on the parcel will be transplanted to this perimeter planting strip and help, along with additional native plantings, to obscure fences and arrays and maintain the native aspect of the desert environment. Furthermore, the materials comprising the solar arrays would consist of subtle colors that would not stand out against the surrounding environment. Given the low profile of the solar modules, which would contribute to retention of the distant mountain views from adjacent residences, and a well-landscaped perimeter that would conceal project facilities as much as possible, the project would not substantially degrade the existing visual character or quality of the site and its surroundings, or views through the site from the residences located adjacent to it.

Figure 7A shows the view through the currently undeveloped parcel towards the northwest from residences near the southeast corner of the site. While no mountains can be seen in the distance in this direction from these residences, occasional rooflines of scattered homes are common. Figure 7B simulates the view from the same homes with the project in place, including the solar arrays surrounded by a perimeter fence partially-to-completely obscured by mature landscaping. While the arrays would change the site's currently undeveloped nature to a developed one, the project would be set back between 100 and 125 feet from the property line in this area, behind a San Bernardino County drainage easement (See also Figure 3, Site Plan). Landscaping would be planted along the far edge of this easement to mask a distant perimeter fence, which would further reduce project visibility, making the arrays even less imposing than the one- or two-story homes that could otherwise be constructed on the parcel. The project, by maintaining a low profile and landscaping to mask project facilities, would not, therefore, substantially degrade the existing visual character or quality of the site and its surroundings, or views available to the southeast corner residences.

Figure 7A
Pre-Project view through the project site, looking southeast to northwest
(represents the view from front yard of residence at southeast corner of project site)



Figure 7B
Post-Project view through the project site, looking southeast to northwest
(represents the view from front yard of residence at southeast corner of project site)



- I b) **Less Than Significant Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and trees, rock outcroppings, or historic buildings do not exist on the project site. In addition, the site is not located adjacent to any scenic highways designated as such in the Open Space Element of the San Bernardino County General Plan.
- I d) **Less Than Significant Impact.** The proposed solar panels will have an anti-reflective coating, which absorbs light and eliminates reflection. The project is also required to comply with San Bernardino County Ordinance No. 3900, which regulates glare, outdoor lighting, and night sky protection in the desert region. Nighttime security lighting associated with the proposed project will be subject to County approval and compliance with San Bernardino County requirements. Specifically, security lighting at the proposed facility will be installed with motion-activated sensors and shielded so that light is not directed upward or off-site onto neighboring properties. In addition, the motion sensors would be setup at a height greater than four inches to prevent small animals from triggering lights.

Because the project would include anti-reflective coating on the solar panels, and nighttime security lighting will be shielded, the proposed facility would not have a significant impact on daytime or nighttime views in the area.

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

II. AGRICULTURE AND FOREST RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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

II a,b,e) **No Impact.** The proposed project will not 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. The project site is designated “grazing” land on the maps prepared pursuant to the Farmland Mapping and Monitoring Program due to the area having mainly low-density rural development.

The project site is zoned Oak Hills Community Plan/Rural Living and therefore will not conflict with existing zoning for agricultural use. In addition, the site is not subject to a Williamson Act Contract.

II c,d) **No Impact.** The proposed project is in a high desert area and will have no impact on forest resources. In addition, the project would not conflict with existing U.S Forest Service Land Management Plans for forestland, timberland, or timberland zoned Timberland Production. The Land Use/Zoning District (i.e. zoning designation) of the proposed project is OH-RL (Oak Hills Community Plan/ Rural Living) which allows for solar projects with a Conditional Use Permit. As such, the proposed solar project use is consistent with the existing zoning

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

III. AIR QUALITY. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input 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 type="checkbox"/>	<input type="checkbox"/>
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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

III a) **Less Than Significant Impact.** The proposed project site is located west of the City of Hesperia, within the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The most recent air quality plan is the MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area), which was adopted June 9, 2008. Other previously adopted State and federal attainment plans for the region include the MDAQMD 2004 Ozone Attainment Plan, approved by U.S. Environmental Protection Agency (USEPA) and adopted in 2004, and the 1996 Triennial Revision to the 1991 Air Quality Attainment Plan, also an adopted State plan. According to the Federal 8-Hour Ozone Attainment Plan, the MDAQMD has reviewed and updated all elements of the ozone plan, and the portion of the MDAQMD designated as a Federal 8-hour ozone non-attainment area is expected to be in attainment of the 8-hour NAAQS for ozone by 2021. The Federal 8-Hour Ozone Attainment Plan includes the latest planning assumptions regarding population, vehicle activity, and industrial activity. In addition, the plan addresses all existing and forecast ozone precursor-producing activities within the MDAQMD through the year 2020, and includes all necessary information to allow general-project and transportation-project conformity findings to be made within the MDAQMD.

A project would be considered to conflict with or obstruct implementation of the regional air quality plans if it would be inconsistent with the emissions inventories contained in the regional air quality plans. Emission inventories are developed based on projected increases in population growth and vehicle miles traveled (VMT) within the

region. The proposed project does not involve housing and would be operated remotely with only occasional maintenance visits; thus, would not increase the area's population or the region's VMT. And while project construction would temporarily increase emissions of ozone precursors and fugitive dust, these emissions would be a temporary release, limited only to the duration of project construction and would not conflict with or obstruct implementation of the applicable air quality plan.

- III b,c) **Less Than Significant with Mitigation Incorporated.** The project is within the jurisdiction of the MDAQMD, which covers the majority of the Mojave Desert Air Basin. According to the MDAQMD CEQA Guidelines (February 2009), the District is classified non-attainment for 1-Hour and 8-Hour federal ozone, State ozone, and particulate matter less than 10 microns (PM₁₀). Development projects have the potential to emit criteria air pollutants that would contribute to the area's nonattainment status.

Project construction and operations generate emissions of various air pollutants, including criteria pollutants such as carbon monoxide (CO), ozone precursors such as nitrous oxides (NO_x) and reactive organic gases (ROG) or Volatile Organic Compounds (VOC), PM₁₀, and particulate matter less than 2.5 microns (PM_{2.5}), as well as sulfur oxides (SO_x). For example, typical emission sources during construction include equipment exhaust, dust from wind erosion, earthmoving activities, and vehicle movements. Table 1, below, specifies MDAQMD emissions thresholds of significance for criteria air pollutants. The MDAQMD considers a development project that exceeds these thresholds to result in significant impact(s) requiring incorporated mitigation to reduce such impacts to a less-than-significant level.

Table 1				
MDAQMD Thresholds of Significance (lbs/day)				
CO	NO_x	ROG	PM₁₀	PM_{2.5}
548	137	137	82	82
<i>Source: MDAQMD CEQA Guidelines, February 2009.</i>				

Construction Emissions

Various diesel- and gasoline-powered equipment and vehicles would temporarily operate on and around the project site during construction, generating exhaust emissions and emissions of criteria pollutants from these vehicles and equipment, including site clearing and some limited earth movement, construction workers' commute, and material hauling through the construction period. In addition, project construction activities would also create 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 PM₁₀. 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 relatively brief construction period of the project. These temporary emissions associated with construction would not create a substantial permanent increase in the emissions of criteria pollutants that would be cumulatively considerable.

Raney Planning & Management, Inc. (Raney) estimated the proposed project's short-term construction-related emissions using CalEEMod – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions from land use projects. The model applies default values for various land uses, including trip generation rates, vehicle mix, trip length, average speed, etc.

Raney used the Sacramento Metropolitan Air Quality Management District (SMAQMD)'s Road Construction Emissions Model (ver. 7.1.2) to estimate emissions associated with the off-site construction activities required for the paved connector access road south of the project site along El Centro Road and Bandicoot Trail¹. The model calculates a project's emissions in pounds (lbs) per day over the entire construction period, which provides units easily comparable to the MDAQMD thresholds of significance presented in Table 1 above.

Raney estimated construction-generated emissions from construction information (e.g., construction phasing, dates, etc.) provided by project engineers and default values where such information was not available. The estimated daily construction-generated emissions attributable to the proposed project are presented in Table 2.

From the below table, unmitigated construction-related emissions of NO_x would exceed the MDAQMD's significance threshold, while all other project-related construction emissions would be below the applicable MDAQMD significance threshold. It should be noted that project construction would comply with all MDAQMD rules and regulations – including, but not limited to, Rules 403.2, 431.1, and 431.2, which would reduce emissions and help to ensure that construction-related emissions are not in violation of air quality standards.

¹ As discussed with Mr. Alan De Salvio of the Mojave Desert Air Pollution Control District, via email, December 4, 2012.

Table 2						
Project Construction-Related Emissions (lbs/day)						
	CO	NO_x	ROG	PM₁₀	PM_{2.5}	SO_x
Unmitigated Emissions						
CalEEMod Results	57.04	104.11	12.66	13.29	8.33	0.10
Road Construction Emissions Model Results	20.2	48.7	4.7	9.0	3.5	-
TOTAL Unmitigated Project Construction-Related Emissions	77.24	152.81	17.36	22.29	11.83	0.10
MDAQMD Thresholds of Significance	548	137	137	82	82	137
Exceeds Threshold?	NO	YES	NO	NO	NO	NO
Mitigated Emissions						
CalEEMod Results	58.56	81.95	38.31	11.46	6.75	0.10
Road Construction Emissions Model Results	20.2	48.7	4.7	9.0	3.5	-
TOTAL Mitigated Project Construction-Related Emissions	78.76	130.65	43.01	20.46	10.25	0.10
MDAQMD Thresholds of Significance	548	137	137	82	82	137
Exceeds Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: CalEEMod and Roadway Construction Emissions Model, December 2012.</i>						

Operational Emissions

The solar plant would go online upon completion of construction and would be monitored remotely. Workers would perform routine maintenance three to four times per year during operations – including mowing of grasses and shrubs, as necessary, and PV panel and electrical upkeep. As such, only approximately four vehicle trips would be made to the project site (once every three months) during the long-term operation of the project. Thus, emissions related to typical operational fuel combustion would not occur.

The 16 vehicle trips per year required for maintenance of the proposed project would not cause NO_x, ROG, or any other criteria pollutant emissions to exceed the MDAQMD's significance thresholds or degrade the region's air quality. Therefore, the

proposed project's operational emissions would be negligible and not represent a significant cumulative contribution to regional air quality.

Conclusion

The proposed project would exceed the MDAQMD thresholds of significance for NO_x during construction. As such, the proposed project may violate air quality standards, contribute to the existing non-attainment status of ozone, or result in a cumulatively considerable net increase of the criteria pollutant. However, Mitigation Measure AQ-1 below requires compliance with the U.S. Environmental Protection Agency (USEPA) Tier 2 or higher off-road emission standards, which applies a numerical emission limit of grams of pollutants per mile. The Tier 2 standard is intended to require use of more advanced emission control technologies, such as catalysts and particulate filters that require cleaner fuels, in order to meet the standard. In addition, vehicles with Tier 2 emission standards are required to meet a specific average NO_x standard. Consequently, implementation of Mitigation Measure AQ-1 below would reduce the project's total construction-related NO_x emissions to 130.65 lbs/day (see Table 2 above) – below the threshold of 137 lbs/day – reducing this impact to a less-than-significant level. The amount of NO_x reduction was calculated using CalEEMod by selecting Tier 2 engines for all off-road equipment in the “construction mitigation” tab.

Development of the proposed solar project is expected to produce cumulative and regional environmental benefits.

III d) **No Impact.** According to MDAQMD CEQA Guidelines, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. MDAQMD requires that the following project types within the specified distances are required to be evaluated for exposure of sensitive receptors to substantial pollutant concentrations:

- Industrial projects within 1,000 feet of a sensitive receptor;
- Distribution centers (40 or more trucks per day) within 1,000 feet of a sensitive receptor;
- Major transportation projects (50,000 or more vehicles per day) within 1,000 feet of a sensitive receptor;
- Dry cleaners using perchloroethylene within 500 feet of a sensitive receptor; and
- Gasoline dispensing facilities within 300 feet of a sensitive receptor.

The proposed project is not one of the project types listed above; thus, evaluation of exposure of sensitive receptors to substantial pollutant concentrations is not required. In addition, although there are some residences in the project vicinity, electricity generation via the use of photovoltaic systems does not generate chemical emissions that would negatively contribute to air quality. Furthermore, as discussed above, substantial emissions of pollutants would not result from implementation of the project.

- III e) **No Impact.** Typical sources of potentially objectionable odors include industrial or intensive agricultural uses. As stated above, electricity generation via the use of photovoltaic systems does not generate chemical emissions that would negatively contribute to air quality or create objectionable odors. Although some odor may occur during construction due to the use of diesel-fueled engines and equipment, construction activities would be temporary and would potentially only affect a few nearby receptors for a limited period of time. Upon completion of construction of the proposed project, potentially objectionable odors would not occur.

A possible significant adverse impact has been identified and the following mitigation measure is required as a condition of project approval to reduce this impact to a level below significant:

Mitigation Measures

- AQ-1:** During construction, the project contractor(s) shall ensure that all off-road, diesel-powered construction equipment be compliant with the U.S. Environmental Protection Agency Tier 2 or higher off-road emission standards. Proof of compliance with U.S. Environmental Protection Agency Tier 2 standards shall be provided to the County Building and Safety for review and approval.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input 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 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"/>	✗
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input 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 type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input 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 ✗):

The following discussion is based primarily on the report prepared for the project site by Barnett Environmental, entitled *General Biological Resources Assessment, Habitat Assessment, & Focused Surveys for CA Burrowing Owl (*Athene cunicularia*) & Desert Tortoise (*Gopherus agassizii*) for the Hesperia Solar Project* (May 24, 2012).

IV a) **Less Than Significant with Mitigation Incorporated.** In order to assess the habitat conditions on-site and determine if the project site has the potential to support special-status plant and wildlife species, Barnett Environmental worked with Dr. Michael

McGovern to survey and evaluate the 20-acre project site. The linear transect site survey was performed on May 18, 2012, between 6:30 AM and 5:00 PM., when the property was walked in linear transects (as per USFWS 2010 desert tortoise and CDFG 1993 burrowing owl survey protocol) at approximately 10-meter intervals – first walking prescribed transects along a north-south axis, beginning at the southeast corner, to focus on the potential use by burrowing owls – and then walking similar 10-meter transects along an east-west axis to look for use by desert tortoise. Dr. McGovern also walked transects on the adjacent properties to the east and west of the subject property to a distance of approximately 40 meters (single family homes occupied parcels to the north and south).

The survey indicated that the relatively flat, 20-acre site contains two shallow desert washes (containing no hydrophytic vegetation) that flow across the property to the northeast – one near the southeast corner and another through the center of the site. The sandy soil supports significant brushy vegetation dominated by rabbit brush (*Chrysothamnus nauseosus*) and monotonic patches of desert goldenbush (*Ericamaria cooperi*) and Mormon tea (*Ephedra nevadensis*) within these larger rabbit brush stands. Occasional small, open grassland areas occur along the site's margins that support foxtail chess (*Bromus madritensis*), filaree (*Erodium cicutarium*), and cheat grass (*Bromus tectorum*), along with field mustard (*Brassica rapa*), and tansey mustard (*Descurania Sophia*) – all typical of human disturbance. Old tires, bottles, building materials, green waste, and other trash and debris have been dumped on the property.

The site also contains a few native flowering annuals – fiddleneck (*Amsinkia tessalata*), which was poorly represented, a single cryptantha (*Cryptantha sp.*), and Fremont phycelia (*Phycelia Fremontii*), though rattlesnake weed (*Chamaesyce albomarginata*) was moderately abundant. The reason for a paucity of annuals may be the lack of precipitation over the previous winter, with rain coming only late in the season.

Few wildlife species were observed on the property. A few side-blotched lizards (*Uta stansburiana*) were observed during the survey period. Ground squirrels and rodents were not detected on-site. In terms of bird species, raven (*Corvus corax*), California quail (*Lophortyx californicus*), Brewer's blackbird (*Euphagus cyanocephalus*), and sage sparrow (*Amphispiza belli*) were observed. One desert cottontail (*Sylvilagus bachmani*) and two jackrabbits (*Lepus californicus*) were observed during the survey. A single coyote scat and one owl pellet was also noted – the owl pellet contained a kangaroo rat skull.

Rare, Endangered, or Sensitive Species and Habitats

Wildlife

A query of the California Department of Fish and Game (CDFG) California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS) Inventory of Rare

& Endangered Plants, and San Bernardino County Biotic Resources Map revealed the potential for several species of concern at this location, including the California burrowing owl (*Athene cunicularia*), desert tortoise (*Gopherus agassizi*), and plant species such as short-joint beavertail (*Opuntia basilaris* var. *brachyclada*), Mojave paintbrush (*Castilleja plagiota*), and sagebrush loeflingia (*Loeflingia squarrosa* var. *artemisiarum*).

The transect survey for the burrowing owl did not reveal burrows, whitewash, or owls. A similar transect survey for desert tortoise also did not reveal burrows, scat, carcasses (partial or whole), or tracks of this species. In addition, according to the San Bernardino County Biotic Resources Overlay Map, the project site is not within the areas designated by the USFWS as Critical Habitat for desert tortoise.

The small pockets of grassland habitat on the property do not provide burrowing owls the large, open areas of low vegetation or grassland to view their surroundings that the species prefers. Because of a lack of these features, combined with adjacent residential development and associated vehicle traffic, and frequent visitation of the site by domestic dogs, it is unlikely that the owl or tortoise use the area.

Plants

A few short-joint beavertail cacti (a CNPS List 1B species) were found on the project site; however, other potentially occurring special-status plant species were not detected (e.g. Booth's evening primrose (*Camissonia boothii* ssp. *boothii*), sagebrush loeflingia; both CNPS List 2 species). The on-site short-joint beavertail (*Opuntia* species) would be transplanted to the 10-foot wide landscaped perimeter buffer in compliance with Chapter 88.01 (Plant Protection and Management) of the San Bernardino County Development Code, though this desert native plant species is not expressly regulated by the Development Code (See 88.01.060(c)).

Booth's evening primrose is normally found in Joshua tree or Pinyon and juniper woodland and therefore would not likely occur at this location. This species was last recorded in 2010 from the vicinity of the Mojave River, east of Apple Valley and south of Victorville. Though loeflingia prefers sandy habitats such as desert dunes, Great Basin or Sonoran desert scrub and has been found nearby (near the CA aqueduct, SW of the site), habitat at the proposed project site is not optimal for the species.

The project site contains 16 Joshua trees – designated as a protected plant by San Bernardino County. All (16) Joshua trees on-site will be transplanted around the perimeter of the project site, within the designated 10-foot wide planting strip, between October and March – during the same season in which they are collected. EREMICO Biological Services has verified that the proposed Joshua tree and *Opuntia* transplanting plan for the Hesperia Project is appropriate, supportive of a healthy environment, and in

compliance with Chapter 88.01 (Plant Protection and Management) of the San Bernardino County Development Code.²

Off-site Improvements

The project includes an overhead line extension along Fuente Avenue, which would not result in any off-site impacts as the extension would occur within existing developed right-of-way, and minimal ground disturbance activities would be required (e.g., installation of two additional poles). The County also requires construction of an off-site, paved access road as part of the project. The alignment for this road is comprised of the following roadway segments: 1) the portion of El Centro Road south of the project site from the project's southern access driveway east to Bandicoot Trail, and 2) the segment of Bandicoot Trail from the intersection of El Centro Road and Bandicoot Trail north to Mesquite Street, the latter of which is an existing paved roadway. The road section will be approximately 3,400 feet in length from the project's southern access along El Centro Road to Mesquite Street. The entire alignment in El Centro Road and Bandicoot Trail is within existing dirt streets that are already in regular use by surrounding property owners. As a result, natural habitats supporting special-status species do not occur within the existing alignment; and as such, construction of the off-site connector road would not result in impacts to special-status species.

Conclusion

The project would not result in adverse impacts to special-status plant species. Though short-joint beavertail cacti and Joshua trees occur on-site, they would be transplanted to the 10-foot landscape buffer around the perimeter of the project site, in accordance with County's Plant Protection and Management Ordinance.

The project site does not contain suitable habitat for the majority of special-status plant or animal species that have the potential to occur in the area. However, while burrowing owl and their sign were not observed on-site, the site is considered potential burrowing owl habitat according to the San Bernardino County Biotic Resources Overlay Map. Precautionary mitigation measures are included below, in the event that burrowing owl is identified prior to construction.

- IV b) **No Impact.** The project, including the off-site connector road improvement, will have no adverse impacts on sensitive or regulated habitat because the project site and off-site connector road alignment are devoid of native riparian vegetation or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or United States Fish and Wildlife Services (USFWS). Two desert washes flow across the property to the northeast - one near the southeast corner and another through

² Denise L. LaBerteaux, EREMICO Biological Services, Letter to Matthew Slowick, County of San Bernardino Land Use Services Department, dated July 9, 2012.

the center of the site. However, these washes do not contain hydrophytic vegetation and are not protected aquatic features.

- IV c) **No Impact.** Waters or wetlands that fall under the jurisdiction of the U.S. Army Corps of Engineers (ACOE), California Regional Water Quality Control Board (RWQCB), and/or CDFG are not found on the project site (Barnett Environmental, 2012) or the off-site connector road alignment from El Centro Road south of the project site to Mesquite Road via Bandicoot Trail. Indicators of hydrologic activity (topographical or geological), hydric soils, or hydrophytic vegetation were not observed on-site or in the off-site improvement area. In addition, blue-line streams are not found on the Hesperia U.S. Geological Survey (USGS) 7.5-minute quadrangle in the vicinity of the project area.
- IV d) **No Impact.** The proposed project will not 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. The site-specific biological assessment did not identify distinct wildlife corridors or nursery sites within or near the project site. It should be noted that the current site design includes a 100-125-foot wide San Bernardino County Drainage Easement, which would provide a movement corridor through the project site.
- IV e) **Less Than Significant Impact.** The County designates the Joshua tree as a protected plant. Removal or relocation of any on-site Joshua trees must comply with Development Code Section 88.01.060. As discussed above, the project site contains 16 Joshua trees, all of which will be relocated around the perimeter of the project site, within the designated 10-foot wide planting strip, between October and March – during the same season in which they are collected. A preconstruction inspection, tree removal plan, and permit in compliance with the County Plant Protection and Management Ordinance must occur prior to any land disturbance and/or removal of any trees or plants. It should be noted that construction of the off-site connector road will not require the removal of any Joshua trees or other biological resources protected by any local policies or ordinances.
- IV f) **Less Than Significant Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The site is within the proposed boundary of the Bureau of Land Management's West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. However, this interagency habitat conservation plan has not yet been implemented and is being revised to address a summary judgment from the court in 2009.³

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:

³ See http://www.blm.gov/ca/st/en/fo/cdd/west_mojave_wemo.html; accessed October 1, 2012.

Mitigation Measures

BIO-1: A pre-construction survey for burrowing owl is required within 30 days prior to the start of construction. If no owls are found, further mitigation is not necessary. If burrowing owl is found on-site, 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; or
- b. Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; or
- c. Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.

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 take of owls:

- 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 flight.
- b. A qualified biologist must relocate owls 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 the 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 the CDFG within 30 days following completion of the relocation and monitoring of the owls.

A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to the 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 off-

site areas to preserve for compensation for impacts to burrowing owls/occupied burrows at the project site as required above.

V. CULTURAL RESOURCES.				
<i>Would the project:</i>				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Cultural ☒ or Paleontologic ☐ Resources Overlays or cite results of cultural resource review):

This section is based on the site-specific cultural resources report prepared by LSA Associates, Inc., which is entitled *Cultural Resources Assessment for the Coronus Hesperia West Project* (May 3, 2012).

IV a-d) **Less Than Significant with Mitigation Incorporated.** A records search of the project site and vicinity was conducted by staff at the San Bernardino Archaeological Information Center (SBAIC) as part of the Cultural Resources Report. The records search indicated that the project site has not been previously surveyed, although four area-specific survey reports and 10 general area overviews have been carried out within 0.5-mile of the project site. The records search reports two linear features – the National Old Trails Road (SBR-2910H) and the Hesperia Pole Line (SBR-4255H – approximately 0.5-mile to the northwest of the project site); and one historic scatter approximately 0.25-mile northwest of the project site. The records indicated that the area within and surrounding the project site has a high sensitivity for both prehistoric and historic archaeological resources, a low sensitivity for built architecture, and an unknown sensitivity for either cultural landscapes or ethnic resources. The project site is located within the boundaries of the historic silver Mountain/Oro Grande Mining District, but contributing elements are not located in or adjacent to the project boundaries.

LSA Archaeologist, Dr. Frederick Lange, surveyed the project site on April 20, 2012 and inspected erosion channels on the western and southern boundaries of the project site for possible cultural strata or displaced artifacts. Dr. Lange found three, widely scattered historic isolates (two punch top cans and one solder-top can) during his survey, but did not record them because they were so widely separated (30+m) from each other. While the solder-top can is probably associated with the National Old Trails Road that passed approximately 0.5-mile to the northwest of the project site, this can and the other two

isolates do not have buried components associated with them, nor do they have the potential to answer any questions important to the history of the area. No other evidence of cultural or historical resources or human remains was detected during the field survey, including standing structures, foundations, prehistoric archaeological resources, ethnic resources, or elements suggesting the potential for a cultural landscape. However, given the sensitivity of the area to contain prehistoric and historic archaeological resources, as noted in the records search, the possibility cannot be excluded that previously unidentified archaeological or historical resources, or human remains, could be detected on-site during construction.

In addition, the project includes construction of an off-site paved access road from the project's southern access along El Centro Road to Mesquite Street via Bandicoot Trail. The road section will be approximately 3,400 feet in length from the project's southern access along El Centro Road to Mesquite Street. The entire alignment in El Centro Road and Bandicoot Trail is within existing dirt streets that are already in regular use by surrounding property owners. Given that minimal grading is anticipated to be necessary for purposes of constructing the off-site road, the possibility that archaeological or historical resources will be unearthed during construction of the road is remote. Notwithstanding the above, the possibility cannot be eliminated that archaeological and/or historical resources could be discovered during construction of the off-site connector road.

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:

CR-1: Should previously unidentified cultural resources be discovered during on- or off-site construction, the project sponsor shall cease work within 100 feet of the resources, and the County of San Bernardino shall be notified immediately. Depending on the nature of the find (i.e., archaeological or paleontological resource), the project proponent shall retain a professional archaeologist or paleontologist to assess the significance of the find and make mitigation recommendations, if warranted. The archaeologist shall be required to submit to the County for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

CR-2: Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found at any time during on- or off-site construction, all work shall stop in the vicinity of the find and the San Bernardino County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely

descendant shall work with the applicant to develop a program for re-internment of the human remains and any associated artifacts. Additional work cannot take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.

VI. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input 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 type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input 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"/>	✗

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

VI 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 project area is relatively flat terrain where landslides have not historically been an issue and the area is not within an Alquist-Priolo Special Studies Zone, meaning that the site is not within 500 feet of major active faults or within 200-300 feet of a trough created by minor faults.

Arrow Engineering Services, Inc. (AESI) prepared a Soils Engineering Report for the project, dated April 26, 2012, which includes results of eight (8), up to 30-foot deep exploratory borings. Site soils consist of silty and clayey sands, which are loose within the upper layers, but increase in density with depth. The Soils Engineering Report concludes (p. 3) that, provided report recommendations are incorporated into the site

grading and development plan, the proposed solar arrays should not be subject to settlement or slippage. It should also be noted that the project involves the construction of relatively few structures, none of which would be habitable.

Potential project impacts associated with strong seismic ground shaking and settlement (including effects from liquefaction) would be less than significant with adherence of the project to the California Building Code and incorporation of Soils Engineering Report recommendations into project design and construction. In addition, the off-site connector road would be designed in accordance with San Bernardino County Standard 112, "Half Width Desert Road," for review and approval by the Transportation Operations Division, Permits Section of the County Public Works Department prior to roadway construction. Similarly, County Building and Safety will review and approve the on-site project improvements and impose appropriate seismic standards, including but not necessarily limited to those set forth in the Soils Engineering Report prepared for the project.

- VI b) **Less Than Significant Impact.** Substantial on-site grading or vegetation removal will not occur during the installation of the proposed project. Each solar module will be fastened to the ground surface via hydraulically driven 2-inch galvanized pipe. This approach will result in minimal disturbance to topsoil and allow retention of much of the on-site vegetation, which will moderate ground-level wind speeds and, consequently, erosion. According to AESI's Preliminary Water Quality Management Plan, crushed rock will be used for construction of internal access roads, around the equipment and transformer concrete pads, and in any other areas subject to erosion.

The proposed off-site connector road is approximately 3,400 feet in length from the project's southern access along El Centro Road to Mesquite Street via Bandicoot Trail. This alignment in El Centro Road and Bandicoot Trail is within existing dirt streets that are already in use by surrounding property owners. Some grading operations will need to occur to construct the paved connector road, however any potential erosion resulting from construction would be addressed via the Storm Water Pollution Prevention Plan (SWPPP) that will be prepared for the overall project (for more information, see IX "a,f" below). Given the site's location within the County's Fire Safety 2 Overlay, a Soil Erosion and Sediment Control Plan will also be prepared for the project, per County Development Code Section 82.13.080.

- VI d) **Less Than Significant Impact.** Impacts to structures resulting from expansive soils can be considered less than significant, since the preliminary expansion index of on-site soils is "very low", according to the Soils Engineering Report (p. 7). Furthermore, as discussed above under VI "a,c", County Building and Safety will review and approve the project and impose appropriate geotechnical standards, including but not necessarily limited to those set forth in the Soils Engineering Report prepared for the project.

VI e) **No Impact.** The project will be an unmanned facility that will not use septic tanks or alternative wastewater disposal systems. Therefore, no impacts are anticipated.

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

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

SUBSTANTIATION

VII a,b) **Less Than Significant Impact.** Though the MDAQMD has not yet developed a quantitative significance threshold for Greenhouse Gases (GHG), the San Bernardino County Board of Supervisors adopted a County GHG Emissions Reduction Plan on December 6, 2011. Consequently, the project must comply with all performance standards in the GHG Emissions Reduction Plan in effect at the time of development.

Raney quantified project-related GHG emissions and reductions for this IS/MND analysis and estimated short-term construction GHG emissions using the statewide CalEEMod model – designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify GHG emissions from land use projects. The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), based on the global warming potential of the individual pollutants.

Raney estimated reductions from the proposed project using the U.S. Environmental Protection Agency (EPA) Green Power Equivalency Calculator (May 2011) – a web-based calculator that provides the approximate amount of GHG emissions savings, as well as equivalency statements such as an equivalent number of passenger vehicles, homes, or coal plants. The calculator utilizes data from the EPA's Emissions & Generation Resource Integrated Database (eGRID) utility non-baseload emissions rates. In order to determine the approximate kilowatt-hours per year (kWh/yr) generated by the project, the assumption was made that the solar energy system would provide output for about five hours per day for 365 days per year. Using this assumption and the project's total estimated generation of 2.7 MW, Raney estimated that the project would produce 4,927,500 kWh/yr (4,927.5 MWh/yr) over its 20-year lifetime.

Implementation of the proposed project would contribute to increases of GHG emissions associated with global climate change. Estimated GHG emissions

attributable to future development would be primarily associated with increases of CO₂ and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O), from mobile sources and utility usage. As discussed in detail in Section III, Air Quality, above, the proposed project's primary contribution to air pollutant emissions, including GHG emissions, would occur during construction of the project, particularly associated with combustion of gasoline and diesel fuel from construction equipment and trucks. However, it should be noted that construction would be short-term and associated emissions would be a temporary release.

The proposed project's construction-related on-site GHG emissions were estimated using the CalEEMod software. In addition, the SMAQMD's Road Construction Emissions Model (ver. 7.1.2) was utilized to estimate GHG emissions associated with the off-site construction activities required for the paved connector road. Estimated emissions from the Road Construction Emissions Model are expressed as tons per the entire construction project, but have been converted to metric tons of CO₂ equivalent units of measure (i.e., MTCO_{2e}), which is the industry standard measurement units for GHG emissions. Table 3 below presents the proposed project's construction-related GHG emissions.

Table 3	
Project Construction GHG Emissions	
	Annual CO₂ emissions (MTCO_{2e})
CalEEMod Results	251.49
Road Construction Emissions Model Results	200.00
TOTAL GHG Emissions	451.49
<i>Source: CalEEMod and Roadway Construction Emissions Model, December 2012.</i>	

Again, construction-related GHG emissions are a temporary release and are not expected to result in a cumulative contribution to global climate change. Amortizing the project's construction GHG emissions over the lifetime of the project, which is assumed to be 20 years for this analysis, would result in approximately 22.57 MTCO_{2e} per year.

CalEEMod estimates that the proposed project's operational activities (i.e., 16 vehicle trips per year for maintenance) would generate a negligible amount of operational GHG emissions. On the contrary, the proposed project would supply an alternative source of energy, which would result in the conservation of and overall reduction of GHG emissions related to typical energy resources such as oil, coal, and natural gas. According to the EPA's Green Power Equivalency Calculator, operation of the proposed project would save an estimated 2,336 MTCO_{2e} per year – equivalent to GHG emissions from approximately 458 passenger vehicles per year, 5,433 barrels of oil consumed, or 291 average American homes for one year.

Even with the temporary emission of GHG from construction activities amortized over the lifetime of the project, the proposed project would still result in overall net negative annual GHG emissions of approximately 2,313.43 MTCO_{2e} (i.e., 2,336 MTCO_{2e} per year - 22.57 MTCO_{2e} per year). Because GHG emissions would be negative overall, the proposed project would be considered to have a positive impact on global climate change and would be beneficial to the environment. The project is also required to comply with all of the performance standards in the GHG Emissions Reduction Plan in effect at the time of development. Development of the proposed solar project is expected to produce cumulative and regional environmental benefits. Thus, the proposed project would not conflict with any existing GHG laws, plans, policies, or regulations adopted by the California legislature, the California Air Resources Board (CARB), the California Attorney General, the California Office of Planning and Research (OPR), or the MDAQMD.

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

VIII. HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
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 type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input 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"/>
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"/>	✗
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 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"/>	✗
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"/>
h. Expose people or structures to the 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 type="checkbox"/>

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** Implementation of the proposed project will not entail routine transport, use or disposal of hazardous materials, with the possible exception of short-term construction-related fuels, lubricants, adhesives, and solvents. The potential risk associated with the accidental discharge of construction-related hazardous materials from use and storage during project construction is considered low because the handling of any such materials will be addressed through the implementation of

Best Management Practices (BMPs), pursuant to the intent of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit.

- VIII b) **Less Than Significant Impact.** The proposed project will not 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. The photovoltaic panels are environmentally sealed collections of photovoltaic cells that do not require chemicals, nor produce waste materials.
- VIII c) **Less Than Significant Impact.** Existing or proposed schools are not located within ¼ mile of the proposed project site. The nearest school, Mesquite Trails Elementary School, is located approximately 0.38-mile north of the project site in the community of Oak Hills. Additionally, operation and maintenance of the project would not emit hazardous emissions or utilize hazardous substances.
- VIII d) **No Impact.** The proposed project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- VIII e) **Less Than Significant Impact.** The project site is not located within two miles of a public airport. The nearest public airport, Hesperia Airport, is located approximately 2.56 miles from the project site. In addition, according to the San Bernardino County Land Use Plan Hazards Overlay Map, the project site is outside of the Airport Safety Review Areas. As a result, the project would not result in a safety hazard for people residing or working in the project area.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. Therefore, the project would not have an impact related to aeronautical safety hazards for workers occupying the project site.
- VIII g) **Less Than Significant 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. During on-site construction, all vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. While construction of the off-site connector road would temporarily disrupt the flow of traffic along El Centro Road, south of the project site, and Bandicoot Trail, from its intersection with El Centro Road north to Mesquite Street, alternative routes of travel in the immediate area (e.g., Fuente Avenue, Topaz Avenue) will be available for emergency response vehicles to utilize, if necessary. Accordingly, implementation of the proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.
- VIII h) **Less Than Significant Impact.** The project site is located within Fire Safety Area 2 (FS2), which includes those lands immediately to the north and east of the mountain FS1 area in the mountain-desert interface. These areas have gentle to moderate sloping

terrain, contain light to moderate fuel loading, and are periodically subject to high wind conditions that could dramatically spread wildland fires. The project will comply with all applicable requirements of Section 82.13, Fire Safety (FS) Overlay, of the Development Code and will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The proposed project includes installation of non-combustible power poles and solar panels. On-site soil compaction and periodic vegetation trimming will reduce available fuel. Other than from an external source, the only risk of ignition of on-site wildfires would be from electrical malfunctions resulting from poor installation. Since all electrical equipment will be installed properly and in accordance with all State and County safety codes, the risk of on-site ignition would be minimal.

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

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input 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 (i.e., 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 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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input 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 off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
g.	Place housing within a 100-year floodplain, 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"/>
h.	Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input 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"/>
j.	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

SUBSTANTIATION

The following discussion is based primarily on AESI's *Preliminary Hydrology Study for Hesperia West Solar PV Project* (November 29, 2012) and a Preliminary Water Quality

Management Plan (May 2012).

IX a,f) Less Than Significant Impact. According to the Preliminary Water Quality Management Plan, the proposed project will not violate any water quality standards or waste discharge requirements. Any potential water quality impacts would be associated with short-term (construction-related) erosion or sedimentation and limited hazardous material use/discharge. Solar panels will be elevated above the existing grade for easy panel maintenance and rotated to optimize power generation. Sub-surface, vertical steel pipes that will anchor the panels require no preparatory grading. Internal, maintenance-vehicle access roads will be constructed of re-compacted native soils and crushed rock. In addition to the solar panels, the project includes the installation of two concrete equipment pads in the northwest corner of the site, as well as nine inverter and transformer pads throughout the site, under the solar arrays. Crushed rock would be placed around all of the pads to minimize any possible erosion from storm water runoff. The on-site areas not covered by the solar panel structures, equipment and inverter/transformer pads, and access roads will be left as native soil in the present condition to control surface drainage.

The proposed project would only discharge uncontaminated water used to clean the solar panels that will be quickly absorbed into the soils on-site. No toxicants, cleaning agents, or other hazardous materials will be used and erosion and/or sedimentation will be avoided or reduced below a level of significance through conformance with applicable elements of the NPDES Municipal Stormwater General Construction Permit.

Off-site improvements associated with the project that could potentially result in water quality issues are limited to the proposed 3,400-foot connector road from the project's southern access along El Centro Road to Mesquite Street via Bandicoot Trail. This alignment in El Centro Road and Bandicoot Trail is within existing dirt streets that are already in use by surrounding property owners. Some grading operations will need to occur in order to construct the paved connector road. In compliance with San Bernardino County Standard 112, "Half Width Desert Road", the road would consist of 26 feet of paved width, and 5-foot wide graded shoulders on each side. Rainfall on the paved section of road will sheet flow off the surface to the edge of paving. The shoulders will be graded lower than adjacent properties to protect them and will be 100% pervious to percolate a portion and then dissipate the remaining flows downstream in sheet flow pattern to the north and east, following the general slope of the area, where it will infiltrate into the soil. Where the roadway intersects cross streets the flow can or will turn east depending upon natural topography.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project that will provide detailed descriptions of the various structural and nonstructural water quality management measures employed for on- and off-site improvement areas. Compliance with the applicable NPDES requirements will ensure that the entirety of the project will avoid any potential violations of water quality standards or waste discharge requirements.

IX b) **Less Than Significant Impact.** The proposed project will not entail the use of groundwater and, thus, not deplete groundwater supplies or interfere substantially with groundwater recharge to cause a net deficit in aquifer volume or lowering of the local groundwater table level. Water needed for periodic maintenance of the solar panels will be trucked in and sprayed on the panels from a water truck. Little of the ground within the project site will be covered with impermeable material, so neither water percolation nor groundwater recharge would be adversely affected by project implementation.

IX c-e) **Less Than Significant Impact.** The proposed project's hydrology study concluded that the proposed project will not have appreciable effects to the current runoff rates, drainage patterns, or quantity of runoff (Preliminary Hydrology Study, p. 4).

The site watershed is approximately 805.4 acres and extends approximately 3.8 miles southwesterly. Drainage approaches the site from the southwest and appears to cause erosion damage in Fuente Avenue on the west side of the site.

Because the upstream watershed area is sparsely populated and is designated "Rural Living", the imperviousness values are extremely low for both the pre- and post-developed conditions. The Preliminary Hydrology Study calculated only the post-developed off-site flows to look at a worst-case scenario. Only a small amount of impervious surface area would be created on the project site, primarily consisting of installation of internal access roads, two equipment pads in the northwestern corner of the site, and nine inverter/transformer pads under some of the panel arrays. The internal access roads would allow some level of infiltration through their crushed rock surfaces.

The Preliminary Hydrology Study calculated storm flows during the 100-year, 60-minute event and determined that storm flows would continue to sheet flow across the property towards the northeast. Because minimal grading is proposed on-site and minimal changes in the imperviousness are expected, the Preliminary Hydrology Study did not identify the need for any mitigation measures. In addition, the County requires that all runoff must be held to pre-development levels per Section 82.13.080 of the San Bernardino County Code.

The Preliminary Hydrology Study also recommends that photovoltaic modules be placed at least two feet above existing ground surface. The current Site Plan (See Figure 3) indicates that the modules would be placed a minimum of two feet above the ground. Consequently, the proposed project should not alter the site's existing drainage pattern and would not alter the course of any stream or river. The project also includes dedication of an on-site 100 to 125-foot drainage easement along its southeastern boundary that runs parallel to El Centro Road and then turns to the northeast towards Bandicoot Trail. The easement would provide connectivity to the existing off-site drainage easements south and northeast of the project site.

In addition to the above-discussed off-site improvements, the project includes the construction of an approximately 3,400-foot long off-site connector road, which would introduce additional impervious surfaces to the area. The off-site connector road would extend from the project's southern access along El Centro Road to Mesquite Street via Bandicoot Trail. This alignment in El Centro Road and Bandicoot Trail is within existing dirt streets that are already in use by surrounding property owners. In compliance with San Bernardino County Standard 112, "Half Width Desert Road", the road would consist of 26 feet of paved width, and five-foot wide graded shoulders on each side. Rainfall on the paved section of road will sheet flow off the surface to the edge of paving. The shoulders will be graded lower than adjacent properties to protect them and will be 100% pervious to percolate a portion and then dissipate the remaining flows downstream in sheet flow pattern to the north and east, following the general slope of the area, where it will infiltrate into the soil. Where the roadway intersects cross streets the flow can or will turn east depending upon natural topography. The project engineer has indicated that stormwater runoff from the off-site road would not alter the existing drainage pattern of the area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

IX g-i) **Less Than Significant Impact.** The proposed project would not create or result in housing within a 100-year flood hazard area or result in the placement of structures within a 100-year flood hazard area, which would impede or redirect flood flows. On-site improvements would be limited to installation of 11 concrete pads and multiple solar modules, which would be fastened to the ground surface via hydraulically driven 2-inch galvanized pipe. Off-site improvements would include construction of the 3,400-foot connector road and an overhead utility line extension. The parcel is not located in a special flood hazard zone. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 06071C6490H, indicates that the project site is within Zone D - an Undetermined Risk Area. Though in an undetermined risk area, the limited on- and off-site improvements would not impede or redirect flood flows.

IX 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.

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

X. LAND USE AND PLANNING. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b.	Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c.	Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

SUBSTANTIATION

- X a) **Less Than Significant Impact.** The proposed project will not physically divide the surrounding rural community of Oak Hills, which contains relatively few houses. Residences border the project site on only the north and south, with vacant lots adjacent to the project on the east and west. Access to existing, nearby residential areas would not be impeded by operation of the proposed solar facility, which is consistent with the site's existing San Bernardino County land use zoning designation (See Question "b" for further discussion on this).
- X b) **Less Than Significant Impact.** The current General Plan land use zoning designation for the project site is Oak Hills Community Plan/Rural Living (OH/RL). The OH/RL land use zoning designation allows development of solar electrical power generation on sites greater than 20 acres, subject to a Conditional Use Permit (CUP). Accordingly, the project applicant is requesting a CUP for the proposed project. A General Plan amendment is not required; therefore, the project would not conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project.
- X c) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project 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 has not yet been implemented and is being revised to address a summary judgment from the court in 2009.

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

XI. MINERAL RESOURCES. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 type="checkbox"/>	✗
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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

XI a,b) **No Impact.** The project will not 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 because identified important mineral resources are not located on the project site and the site is not within a Mineral Resource Zone Overlay.

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

XII. NOISE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
<i>Would the project result in:</i>				
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 type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input 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 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 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"/>	✗
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"/>	✗

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 ☐):

XII a,c) **Less Than Significant Impact.** With the exception of a number of residences within the Oak Hills Residential Community, the proposed project is also adjacent to some undeveloped and/or vacant lands. Operation of the proposed project would not generate audible levels of noise or perceptible levels of vibration in the surrounding area. As the solar arrays are a fixed-tilt system, no motor noise would occur from system tracking. Maintenance activities (including periodic cleaning, electrical connection repair, and panel replacement) would result in only minimal noise and the proposed project does not include dwellings or other development that would generate regular vehicle trips to/from the project site beyond occasional maintenance visits – approximately four vehicle trips every three months (i.e., 16 per year) during long-term operation of the project. Therefore, the project would not expose persons to or generate noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies.

XII b,d) **Less Than Significant Impact.** For the existing area residents, noise generated from the proposed project would be limited to short-term construction activities, which may generate some elevated, short-term construction equipment noise. These activities, however, will be limited to daytime hours and will comply with the noise and vibration standards of the San Bernardino County Development Code. Noise generated by construction equipment/vehicle operation would be localized, temporary, and periodic. Although there will be an increase in ambient noise levels in the project vicinity above current levels during construction, such daytime hour construction noise is exempt per the San Bernardino County Development Code.

XII e,f) **No Impact.** The project site is not located within two miles of a public airport – the Hesperia Airport is approximately 2.56 miles from the project site – and the project site is outside of the Airport Safety Review Areas according to the San Bernardino County Land Use Plan Hazards Overlay Map. The project site is neither within the vicinity of, or along an approach/departure flight path of any private airstrip. Consequently, the project would not expose people residing or working in the project area to excessive aircraft noise levels.

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

XIII. POPULATION AND HOUSING.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	✗
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

SUBSTANTIATION

XIII a-c) **No Impact.** The project site is currently vacant and located in the sparsely-populated Oak Hills Community of Hesperia in San Bernardino County. The project would not include the direct creation of new housing, nor displace any existing housing or people. It is anticipated that any workers needed for project construction and operation would come from the local employment base; therefore, the project would not result in local area population growth or lead to the creation of, or necessity for new housing. Similarly, the project would not indirectly induce substantial population growth through the extension of major infrastructure. Consequently, no impacts related to population and housing would occur.

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

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:*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

SUBSTANTIATION

XIV a) **Fire – Less Than Significant Impact.** San Bernardino County Fire provides fire protection at the site, which is within Fire Safety Area 2 (FS2). The project will therefore comply with all applicable requirements of Section 82.13, Fire Safety (FS) Overlay, of the County Development Code. Furthermore, the project includes installation of non-combustible poles and panels and on-site soil compaction and periodic vegetation trimming to reduce any available fuels. Comprehensive safety measures that comply with federal, State, and local worker safety and fire protection codes and regulations will be implemented for the life of the project to minimize fire occurrence during project construction and operation.

Police – Less Than Significant Impact. The San Bernardino County Sheriff's Department serves the proposed project area and other unincorporated portions of the County. The Victor Valley Sheriff's Station is located approximately 8.5 miles to the northeast 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. 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. The project also includes installation of a six-foot chain link perimeter fence and security cameras with lighting controlled by motion detectors.

Schools, Parks, and Other Public Facilities – No Impact. Long-term operation of the proposed facilities would place no demand on schools, parks, or other public facilities because the project would not involve the construction of facilities that require such

services (e.g., residences). Based on these factors, the proposed project will not result in any long-term impacts to other public facilities.

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

XV.RECREATION. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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"/>	✗
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"/>	✗

SUSTANTIATION

XV a,b) **No Impact.** As stated previously, the proposed project does not involve the creation of new housing and would not result in population growth in the area. Similarly, new recreational facilities are not proposed as part of the project and the demand for such facilities would not increase with implementation of the project.

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

XVI. TRANSPORTATION/CIRCULATION. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 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 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"/>	✗
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

SUBSTANTIATION

XVI a,b) Less Than Significant Impact. The proponent did not conduct a Traffic Impact Assessment (TIA) for the proposed project, because 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 Plan (CMP). Traffic on local roadways and at local intersections would be maintained at a level of service (LOS) of C or better during the life of the project, as required by the County General Plan, because only periodic vehicle trips associated with maintenance of the solar panels are anticipated. The project would not increase daily traffic levels on vicinity roadways because it is an “unmanned” operation. Trips to the project site would be spread out over a year’s time for maintenance purposes. It is anticipated that only approximately four vehicle trips would be made to the project site once every three months, for a total of 16 trips per year, during the long-term operation of the project.

Construction of the proposed project would temporarily increase traffic on surrounding roadways with construction truck trips limited to the anticipated six-month construction period. Therefore, the project would not result in a substantial permanent increase in the

number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections.

- XVI c) **No Impact.** The proposed project would not affect air traffic patterns. The nearest airport is the Hesperia Airport, which is located approximately 2.56 miles to the southeast of the proposed project area. Additionally, the only substantial aboveground modifications will be the solar arrays that will have a maximum height of approximately 8-10 feet.

The solar reflectivity of the photovoltaic panels used for the proposed project will be low to nil, due to the anti-reflective coating applied to the panels. The project's contribution to the reflectivity within the area and the resultant potential negative effect on air traffic patterns would not be considered significant.

- XVI d) **No Impact.** The proposed project includes construction of on-site internal access roads as well as an approximately 3,400-foot paved connector road from the site's southern point of access along El Centro Road, north to Mesquite Street via Bandicoot Trail. These roadways will be designed consistent with County standards. Therefore, the proposed project would not increase hazards due to a design feature, such as a sharp curve or dangerous intersection, incompatible uses, such as farming equipment, or inadequate emergency access.

- XVI e) **Less Than Significant Impact.** The proposed project will not result in inadequate emergency access to the project area. During on-site construction, all vehicles will be parked off public roads and will not block emergency access routes. While construction of the off-site connector road would temporarily disrupt the flow of traffic along El Centro Road, south of the project site, and Bandicoot Trail, from its intersection with El Centro Road north to Mesquite Street, alternative routes of travel in the immediate area (e.g., Fuente Avenue, Topaz Avenue) will be available for emergency response vehicles to utilize, if necessary. In addition, the proposed project will provide adequate emergency access for both fire and medical emergency vehicles through construction of two access drives into the site, and a network of internal access roads through and around the project facilities.

- XVI f) **No Impact.** The proposed project would not remove, block, or otherwise interfere with existing bus turnouts or bicycle racks and would not conflict with adopted alternative transportation policies, plans, or programs.

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

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	✗
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"/>	✗
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"/>
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"/>	✗
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input 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 type="checkbox"/>

SUBSTANTIATION

XVII a,e) **No Impact.** The proposed project does not involve the construction of facilities that would generate sewage. Therefore, the project would not exceed applicable wastewater treatment requirements. The proposed project's water discharge does not require treatment or permitting according to the regulations of the Lahontan RWQCB.

XVII b) **No Impact.** The project will not require new water or wastewater treatment facilities or expansion of existing facilities. As mentioned previously, periodic water to clean the panels will be brought to the site via water trucks from an off-site source. This equates to a negligible amount due to maintenance occurring periodically.

XVII c) **No Impact.** The proposed project will not require the construction or expansion of storm water drainage facilities. The proposed project will discharge uncontaminated water that is used to clean the solar panels, with no toxicants or cleaning agents used.

The insubstantial quantity of discharged water generated by cleaning will be absorbed into the soils on-site. Soils on the project area are moderately well-drained and are suitable for most type of development. Most of the ground within the proposed project area will not be covered with impermeable material.

- XVII d) **Less Than Significant Impact.** San Bernardino County Service Area 70, Improvement Zone J (CSA 70 J) is a water district within the County's Special Districts Department Water/Sanitation Division (Division) that provides water services to a community of approximately 10,474 in the Oak Hills area. Since water is not needed for the project's solar power generation process, water demand for the project would be limited to the water needed for periodic maintenance (i.e., panel washing and landscape watering), which would be trucked in from an off-site source.
- XVII f,g) **Less Than Significant Impact.** The proposed project will be an unmanned solar power generating facility, generating no process waste and only small quantities of solid waste that would require disposal. During construction, the proponent will provide trash and recycling dumpsters on-site. The proponent must complete the Solid Waste Management Division's Construction Waste Management Recycling Plan, Parts 1 and 2. The project is required to comply with federal, State, and local statutes and regulations related to solid waste disposal. Solid waste would not be generated during long-term operation of the project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 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 type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

SUBSTANTIATION

- XVIII a) **Less than Significant Impact.** Mitigation Measures have been included in this Initial Study to address potential impacts to Air Quality, Biological Resources and Cultural Resources. With such measures, 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.
- XVIII b) **Less Than Significant Impact.** 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.

Other solar-generating facilities within the High Desert Region of San Bernardino County are in process or have been conditionally approved. Similar to the Hesperia West Project, each of these projects is required to implement mitigation measures to ensure that significant impacts do not occur.

The project will construct a green-energy-producing facility on a 20-acre vacant parcel. This cleaner energy will replace that produced with fossil fuels. Based on this, the project will not have individually limited, but cumulatively considerable impacts. The facility will be unmanned throughout its operation. Trips generated by periodic maintenance workers will be minimal in comparison to the overall traffic in the area. Compliance with the conditions of approval issued for the proposed development will further assure that project-level impacts would not be cumulatively considerable.

- XVIII c) **Less Than Significant Impact.** The project consists of the development of a solar energy generating facility that will require minimal disturbance to the physical environment. Upon implementation of the project, minimal vehicle trips would be generated on an ongoing basis. The only vehicle trips necessary throughout the long-term operation of the proposed project would be associated with periodic on-site maintenance activities, which are anticipated to occur three to four times per year. In addition, the operation of on-site equipment would not require combustion of any fuels. Thus, the project would not be expected to result in any new environmental effects, such as significant increases in GHG emissions, risks related to geological hazards, exposure to hazards or hazardous materials, or exposure to excessive noise levels, that would cause adverse effects on human beings. While short-term construction emissions would be considered potentially significant, mitigation required in this Initial Study would reduce the project's construction-related emissions to a less-than-significant level. Because adverse effects on human beings, either directly or indirectly, would not occur as a result of implementation of the proposed project, significant impacts would result.

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)

Air Quality

- AQ-1:** During construction, the project contractor(s) shall ensure that all off-road diesel-powered construction equipment be compliant with the U.S. Environmental Protection Agency Tier 2 or higher off-road emission standards. Proof of compliance with U.S. Environmental Protection Agency Tier 2 standards shall be provided to the County Building and Safety for review and approval.

Biological Resources

BIO-1: A pre-construction survey for burrowing owl is required within 30 days prior to the start of construction. If no owls are found, further mitigation is not necessary. If burrowing owl is found on-site, 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; or
- b. Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; or
- c. Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.

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 take of owls:

- 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 flight.
- b. A qualified biologist must relocate owls 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 the 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 the CDFG within 30 days following completion of the relocation and monitoring of the owls.

A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to the 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 off-

site areas to preserve for compensation for impacts to burrowing owls/occupied burrows at the project site as required above.

Cultural Resources

CR-1: Should previously unidentified cultural resources be discovered during on- or off-site construction, the project sponsor shall cease work within 100 feet of the resources, and the County of San Bernardino shall be notified immediately. Depending on the nature of the find (i.e., archaeological or paleontological resource), the project proponent shall retain a professional archaeologist or paleontologist to assess the significance of the find and make mitigation recommendations, if warranted. The archaeologist shall be required to submit to the County for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

CR-2: Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found at any time during on- or off-site construction, all work shall stop in the vicinity of the find and the San Bernardino County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the applicant to develop a program for re-interment of the human remains and any associated artifacts. Additional work cannot take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.

GENERAL REFERENCES (List author or agency, title, date)

- Arrow Engineering Services Inc. (AESI). Preliminary Hydrology Study for Hesperia West Solar PV Project. (November 29, 2012).
- Arrow Engineering Services Inc. (AESI). Preliminary Water Quality Management Plan (WQMP) for Compliance with State Water Resources Control Board General Construction Permit No. 2009-0009-DWQ WDID No. (TBD) for Hesperia West 1 and 2 Solar PV Project (May 2012).
- Arrow Engineering Services Inc. (AESI). Soils Engineering Report prepared for Coronus Hesperia West (April 26, 2012).
- Barnett Environmental. General Biological Resources Assessment, Habitat Assessment, & Focused Surveys for CA Burrowing Owl (*Athene cunicularia*) & Desert Tortoise (*Gopherus agassizii*) for the Hesperia Solar Project (R5W, T4N, Section 35 Hesperia 7.5' Quad; APN #0405-372-40 (May 24, 2012).
- Energy Matters, LLC. Solar & Wind Energy Calculations: The (very) Basics. Available at: <http://www.solar-estimate.org/?page=solar-calculations>. Accessed September 27, 2012.
- ENVIRON International Corporation. California Emissions Estimator Model User's Guide Version 2011.1. February 2011.
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.
- LSA Associates, Inc. Cultural Resources Assessment for the Coronus Hesperia West Project, County of San Bernardino, California (May 3, 2012).
- Mojave Desert Air Quality Management District (MDAQMD), 2009, California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.
- San Bernardino County Development Code (Available online at <http://www.co.sanbernardino.ca.us/landuseservices/DevCode/Default.asp>)
- San Bernardino County General Plan (Available online at http://www.co.sanbernardino.ca.us/landuseservices/general_plan/Default.asp)
- San Bernardino County. Greenhouse Gas Emissions Reduction Plan. September 2011.
- U.S. Environmental Protection Agency. Green Power Equivalency Calculator. Available at: <http://www.epa.gov/greenpower/pubs/calculator.htm>. Accessed September 27, 2012.

EXHIBIT D

CITY OF HESPERIA COMMENTS



City of Hesperia

Gateway to the High Desert

September 5, 2012

Matt Slowik, Project Planner
San Bernardino County
Land Use Services Department/ Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0185

RE: Conditional Use Permit for a 2.7 MW Photovoltaic Solar Facility on 20 acres.

Dear Matt Slowik:

Thank you for the opportunity to comment regarding installation of an solar electrical generation facility on 20 acres located between Fir Street and El Centro Road and Bandicoot Trail and Fuente Avenue in Oak Hills. The project site is located $\frac{1}{4}$ mile outside of the City limit but falls within the City's sphere of influence.

The City adopted an Alternative Energy Technology Ordinance, which establishes standards for installation of such systems within the City limits. Though the solar energy system is subject to County standards, the City offers the following comments, based on the City's Alternative Energy Technology Ordinance, for consideration on this project:

1. Solar farms shall only be allowed on nonresidential and nonagricultural designated properties with approval of a conditional use permit by the planning commission. Solar farms shall not be permitted within six hundred sixty (660) feet of a railway spur, any Interstate, Highway, or Major Arterial, Arterial, or Secondary Arterial roadway; or any agricultural or residentially designated property.
2. A proposed service plan for the city and sphere area to justify the location, design and height of any proposed facility;
3. Prior to issuance of a building permit, the applicant shall obtain all necessary approvals for the facility from Southern California Edison, the California Public Utilities Commission, or other governmental agency having jurisdiction over the facility and that the proposal is consistent with such approvals;
4. A statement of the term during which the facility will be put to use and a bond or irrevocable letter of credit in an amount to cover the reasonable cost of removing the facility in the event of abandonment. Such bond or irrevocable letter of credit shall be made payable to the city upon demand in the event of abandonment and shall not expire before the end of the term during which the facility is to be used.

*Russell Blewett, Mayor
Bill Holland, Mayor Pro Tem
Thurston Smith, Council Member
Mike Leonard, Council Member
Paul Bosacki, Council Member*

Mike Podgracz, City Manager

*9700 Seventh Ave
Hesperia, CA 92345
760-947-1000
TD 760-947-1119*



City of

September 5, 2012

Page 2 of 2

5. A decorative screening fence or wall shall be installed along the perimeter of the solar farm. The type and height of the fencing shall be subject to review and approval.
6. In the event a facility is abandoned, the holder of the conditional use permit for the facility shall remove the facility at its sole cost and expense. A facility shall be considered abandoned if it ceases to be used as allowed in the conditional use permit for more than one hundred eighty (180) consecutive days.

If you have any questions, or need clarification of this information, please do not hesitate to contact me at (760) 947-1651.

Sincerely,

Lisette Sanchez-Mendoza
Assistant Planner

P201200220CUP Solar Energy System

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EXHIBIT E

PUBLIC COMMENTS

Conner, Christopher - LUS

From: Ryan <Ryan@signature2.com>
Sent: Friday, July 12, 2013 1:21 PM
To: Conner, Christopher - LUS; Hudson, Tom
Subject: Oak Hills Solar Project Project # P201200220/CUP

I am writing to express my opposition to the proposed Oak Hills Solar Project. I do not feel that a project such as this as any business intruding into a residential area just because land prices are cheaper than industrial areas. I am a 20 year resident in the Oak Hills area, and the reason people move to this kind of area is to get away from the City feeling and enjoy there space and nature. Putting a giant solar facility, no matter how they do it is going to affect the feel of the entire area.

Listen, I know that you have heard all of the pros and cons on both sides, and I am sure there is big money to be made by the County and the Solar operators, but I encourage you to think about the little man. I know that myself and many of my neighbors have worked really hard to be able to afford our homes in this area and enjoy the space and rural feeling. To allow such a project would destroy everything we have worked for. I believe that this project will diminish property values in the area, which does affect the counties property tax income, which I am sure the project income is worth way more to the county than property tax income, but still something to consider.

I am also concerned that this project will be like other projects where it is passed with one intention but by the time it is complete it is morphed into something much worse like in Newberry Springs, were from what I heard it started with small panels and ended up with giant 27 ft high panels.

I trust you will make the right decision for the communities quality of life not just make a decision on financial gains.

Thanks

--

Ryan Wilson	
General Manager	
Signature 2 Auto Collision, Inc	Signature Auto Collision, Inc
10180 E Ave	1221 W Main St
Hesperia, CA 92345	Barstow, CA 92311
760-949-3767	760-255-1055

To: Christopher Conner
Project Manager
Project Title: Sycamore Physicians Partners
Project No: P20102002220/CUP

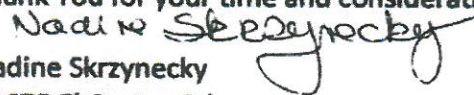
Mr. Christopher Conner, Project Manager

I was very disappointed to hear that the above named and numbered proposed solar farm was not included in the 45 days temporary moratorium. This particular proposed solar farm will be build in a residential area. The aesthetic and potential negative impact on residential property values must be taken into consideration. Also, the impact of solar heat and glare and potential toxins will negatively effect the surrounding residents.

I need to make a personal comment regarding this project.
I live eighty (80) feet away from the proposed solar farm.
When I open my front door I will be looking at the solar panels directly.
Twenty, (20) acres of solar energy and glare directly facing my house, it really is a big concern.

I hope that at least on person from the Land Use Services Department will visit the proposed solar farm site. It will give a true prospective how close all the properties are to the project.

Thank You for your time and consideration regarding this matter.


Nadine Skrzynecky
13675 El Centro Rd.
Oak Hills, CA 92344

Miller, Nelson

From: Bond, Sharon <SBond@mapei.com>
Sent: Sunday, January 20, 2013 10:10 AM
To: Miller, Nelson
Subject: Sycamore Physicians Partners P2010200220/CUP

*Sycamore Physicians Partners-P2010200220.CUP
Solar Panel project Oak Hills/Hesperia, California*

Nelson Miller,

In regards to the solar power project, My family and I Gary Bond Strongly oppose of this. Concerns are loss of property value, short term health issues, long term health issues, desert tortus and kangaroo rat habitat, area erosion and road issues and maintenance, higher cost of electric, property trash and weed abatement issues, possibility of high wind and solar panel safety, past tract record of smaller solar plants longevity, noise, appearance and long term upkeep. high walls in a residential neighborhood, loss of the view of our Beautiful San Bernardino Mountains.

We have lived here for 25 years and built our home in Oak Hills for the beauty, safety by living in a rural area looking forward to the newer homes and friendly neighbors and friends not glass panels. There are vast desert areas available for such a project. In closing Mr. Miller I don't think you and your family would like to live next to a solar panel project. I believe this solar panel project should not be located in our neighborhood.

Sincerely,

*Gary Bond
7839 Fuente
Oak Hills, Ca 92344
Grb7@verizon.net*



Sharon Bond | Customer Service Supervisor

Office: 909-475-4107 • Cell: 909-436-7930 • 5415 Industrial Parkway San Bernardino, Ca 92407



Keyword: MAPEI AMERICAS

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Miller, Nelson

From: Jim Babinski <jimbabinski@verizon.net>
Sent: Thursday, February 07, 2013 4:08 PM
To: Miller, Nelson
Cc: Devereaux, Greg; LoronCCox@aol.com
Subject: Solar photovoltaic power generating facility on 20 acres in Oak Hills

Nelson Miller, Contract Planner
County of San Bernardino
Land-use Services Department
Planning Division
15900 Smoke Tree St., first floor
Hesperia, CA 92345

Subject: Solar photovoltaic power generating facility on 20 acres in Oak Hills
Project number: P2010200220/CUP
Project title: Sycamore Physicians Partners

I am responding to the request for public comment regarding the above mentioned project. The project is a cheap attempt to take advantage of extraordinarily low land costs in the Oak Hills area. The Sycamore Physicians Partners Group has continually misrepresented the project particularly in the sense that the green power generated by this project would be of direct benefit to Oak Hills residents. In reality the project takes advantage of temporarily low land costs in the Oak Hills area and near proximity to the electric grid to reduce power transmission costs. The power generated from the project would go back into the power grid and not result in green energy specifically for the Oak Hills area, as represented.

Both East and West Oak Hills are at a transition point with respect to development. The next development cycle will see continued growth of the I-15 corridor into the Oak Hills area. The completion of Oak Hills High School, the current construction of the Rancho & I-15 Interchange, the widening of Rancho Road, and the near completion of the Rancho underpass will have a profound effect on Oak Hills. Residents from Apple Valley and the "Mesa Area" of Eastern Hesperia will now have easy access to the I-15. The development of commercial along Rancho, Mariposa, and Caliente Roads near the I-15 has been in the planning process for several years and is nearing realization.

Oak Hills is a mixture of very high-end housing and low cost manufacturing housing units and everything in between, on large, generally 2.5 acre lots. The County of San Bernardino will have a significant impact on how Oak Hills develops throughout the next development cycle. Approval of a solar project which allows the developer an opportunity to take advantage of low power transmission and land costs will degrade rather than enhance the future development of the Oak Hills area.

I would strongly encourage the County to reject consideration of this solar photovoltaic project. I do not believe this project is in the best interests of the residents of Oak Hills and I don't believe the project will benefit the County either from a long term financial or quality of development perspective. I fully support the development of green energy but not in the middle of a developing residential and commercial area. There is a big desert out there with lots of other alternatives for generating green power.

Jim Babinski
12834 Mission St.
Oak Hills, California 92344
760 – 953 –7814
JimBabinski@Verizon.net

Miller, Nelson

From: Bond, Sharon <SBond@mapei.com>
Sent: Sunday, January 20, 2013 10:10 AM
To: Miller, Nelson
Subject: Sycamore Physicians Partners P2010200220/CUP

*Sycamore Physicians Partners-P2010200220.CUP
Solar Panel project Oak Hills/Hesperia, California*

Nelson Miller,

In regards to the solar power project, My family and I Gary Bond Strongly oppose of this. Concerns are loss of property value, short term health issues, long term health issues, desert tortus and kangaroo rat habitat, area erosion and road issues and maintenance, higher cost of electric, property trash and weed abatement issues, possibility of high wind and solar panel safety, past tract record of smaller solar plants longevity, noise, appearance and long term upkeep. high walls in a residential neighborhood, loss of the view of our Beautiful San Bernardino Mountains.

We have lived here for 25 years and built our home in Oak Hills for the beauty, safety by living in a rural area looking forward to the newer homes and friendly neighbors and friends not glass panels. There are vast desert areas available for such a project. In closing Mr. Miller I don't think you and your family would like to live next to a solar panel project. I believe this solar panel project should not be located in our neighborhood.

Sincerely,

*Gary Bond
7839 Fuente
Oak Hills, Ca 92344
Grb7@verizon.net*



Sharon Bond | Customer Service Supervisor

Office: 909-475-4107 • Cell: 909-436-7930 • 5415 Industrial Parkway San Bernardino, Ca 92407



Keyword: MAPEI AMERICAS

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Nelson Miller, Contract Planner
County of San Bernardino
Land Use
Services Department
Planning Division
15900 Smoketree St. First Floor
Hesperia, CA 92345

Dear Mr. Miller,

We are writing to submit our comments in regards to project P210200220/CUP, the solar project in Oak Hills. We live on parcel 040537234 and do not feel that it is right that a solar farm can be put in the middle of a residential area. Every day we will be able to look out our windows and go into our yard and see this project ruining our view.

Our home and the other homes around us will go down in value, and there are some very nice homes here. We moved to Oak Hills for the peaceful living environment and because of the beauty of the area. What is beautiful about a 20 acre solar farm.

Another concern of ours is the water runoff when it rains. Fuente St. becomes like a river and the overflow puts the homes on our street at risk. It could take out any landscaping and even go into our homes. Also, what will happen to the wildlife that is living on this 20 acres?

It does not seem fair to us that someone that lives in Ohio contracts someone in Canada to draw up plans for a solar farm in the middle of a residential area in California where they do not live. Why don't they stay in Ohio and build a solar farm next door to their homes and if they can't, why don't they move next door to one and see how they will like living and seeing it everyday.


John & Karen Penner

RECEIVED
FEB 20 2013
PLANNING DIVISION

Dear Sir and/or Madam:

Re: Proposal "Conditional Use Permit for a 2.7MW Photovoltaic Solar Facility on 20 Acres"; Applicant "Christine Dutta"; APN "0405-372-40"

"The transition to clean energy is vital not only to our environment, but to our economic future as well."

These are the words of our state Governor Jerry Brown, as he called for the building of 12,000 megawatts of localized renewable electricity generation in California. What is Localized Renewable Electricity Generation, and why is it so important for California, as well as our local communities? Let's look at the 2.7MW solar project proposed for Oak Hills (the "Oak Hills Solar Project") as an example, in answering these questions:

Localized Electricity Generation, also known as "Distributed Generation", is electricity generation that is consumed entirely in the immediate area in which it is produced. This means that no new transmission poles or other view-scape impacting transmission infrastructure needs to be built in order to serve Distributed Generation power to its local users. In the case of the Oak Hills Solar Project, the ~1,200 homes closest to the site will be the direct beneficiaries/ users of the green electricity generated there. No electricity will be exported to distant communities. No new transmission lines need to be built.

While many of the costs of fossil fuels are well known, others, such as pollution related health problems, environmental degradation, and the cost of relying on foreign energy sources are indirect and more difficult to calculate.

Currently, the electricity being consumed in California is heavily reliant on the burning of fossil fuels. 0.7 pounds of carbon dioxide emissions are produced for every kWh of electricity that is generated. The 1,200 homes closest to the Oak Hills Solar Project site burn through about 6.4 GWh of this electricity annually, directly causing 4.48 million pounds (2,240 tons) of Carbon Dioxide emissions every year. Large quantities of many other emissions are also currently produced, including nitrogen oxides, sulfur dioxide and carbon monoxide. Burning fossil fuels that we dig or pipe out of the ground also produces many toxic trace pollutants. For example, based on the U.S. average, the power generation used up annually by 90,000 residents (the approximate size of Hesperia) emits 29.8 pounds of mercury into our air every year. When we use conventionally generated electricity, we pay a large hidden health and environmental price, whether we are aware of it or not. We all share the same air. This hidden cost is currently being paid and compounded annually, in all of our back yards.

The Oak Hills Solar Project's electricity generation will produce zero (nil) emissions, while supplying its ~1,200 closest neighbors with green electricity well into the foreseeable future.

The Oak Hills Solar Project's solar power system generates clean, quiet electricity relying on the sun as the exclusive energy source. The system does not require a fossil fuel supply. Solar power generation is virtually pollution free, capable of generating electricity without air or water emissions, noise, vibration, or waste generation. Solar power does not generate carbon dioxide or other greenhouse gases that contribute to global climate change. Solar power does not generate any other air pollutants or toxins that power generation reliant on fossil fuel combustion does, and none of the radioactive waste that nuclear power does.

California electricity demand has steadily climbed over the last 50 years. Much of our peak power demand comes from air-conditioning use during the hot summer days. California currently imports a large part of this power from other states, and even Canada. The market price that we pay for our electricity during these peak demand times can easily be 1,000% or more of the average price of electricity. Importers of electricity and fossil fuels effectively have California over a barrel. We really have no choice but to pay whatever the price is. Brown-outs are just not a realistic option. While residential customers do not see these shocking peak electricity costs in their monthly bills, they are borne by the utilities, and ultimately the State.

The Oak Hills Solar Project has agreed to sell its electricity to Southern California Edison at a fixed, non-escalating price under a 20 year power purchase agreement. The price is not subsidized, and is based on directly competing with current natural gas generated power. SCE has already determined that interconnecting the Oak Hills Solar Project's generation to the grid will require no new transmission lines. The locally generated green power will improve the robustness and reliability of the existing electricity supply grid for neighboring customers. Supply disruptions originating from the distant fossil fuel power plants, upon which the community is currently dependent, should not affect the Oak Hills Solar Project's ability to supply its neighbor's needs once it comes online.

Solar power stands out, in that its peak generation output coincides nicely with the hot summer day peak air-conditioning power demand. It's a perfect, clean, quiet fit for desert areas of California. Unlike volatile fossil fuel prices, the only commodity input upon which the Oak Hills Solar Project relies is sunshine.

So the choice is simple: Continued reliance on imported electricity and power generation reliant on imported fossil fuels at whatever escalating price is demanded, in dollars, our environment, our health? Or, fortunate, solar resource

blessed communities taking responsibility and pride in a local, long term energy solution that is clean, quiet, and ideal for the desert areas of California. A choice leading us into a future that our children, and their children, will thank and admire us for.

Sincerely,

C.M. Dutta

"applicant"



**SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE**

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

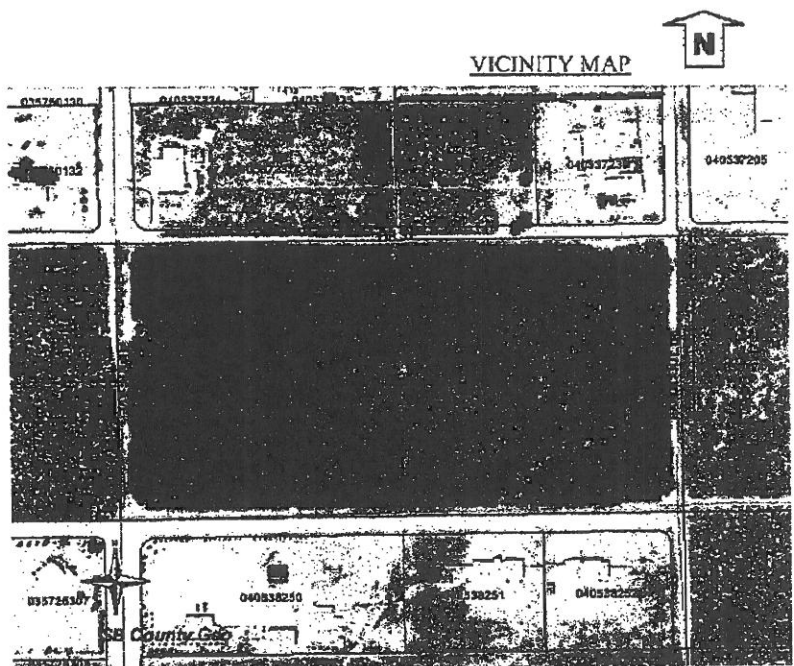
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ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)
PROJECT NUMBER: P201200220/CUP
APPLICANT: CHRISTINE DUTTA
LAND USE DISTRICT (ZONING): OH/RL
IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY
PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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Comments (If you need additional space, please attach additional pages):

*Don't do this!
It's crazy.
It would kill
the community.*



SIGNATURE *Rebecca Thompson* DATE *6 Sept 2012* AGENCY *Resident*

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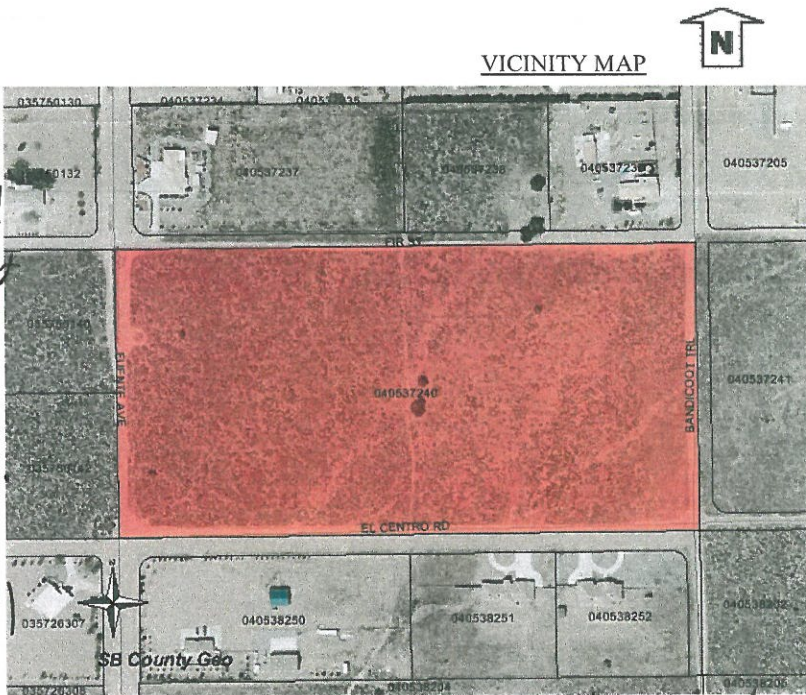
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Comments (If you need additional space, please attach additional pages):

1) This project if built in this specific area is going to be a nuisance. This is a residential neighborhood surrounded by homes on all sides and adjacent to an elementary school.

2) This project will decrease value of homes in the area significantly. It will increase traffic, it will decrease the safety of the residents in the area, it is a nuisance, and will change the current general plan specification of this area to industrial. This project should be placed south of the Edison exchange station, as there are no homes in the area.



SIGNATURE

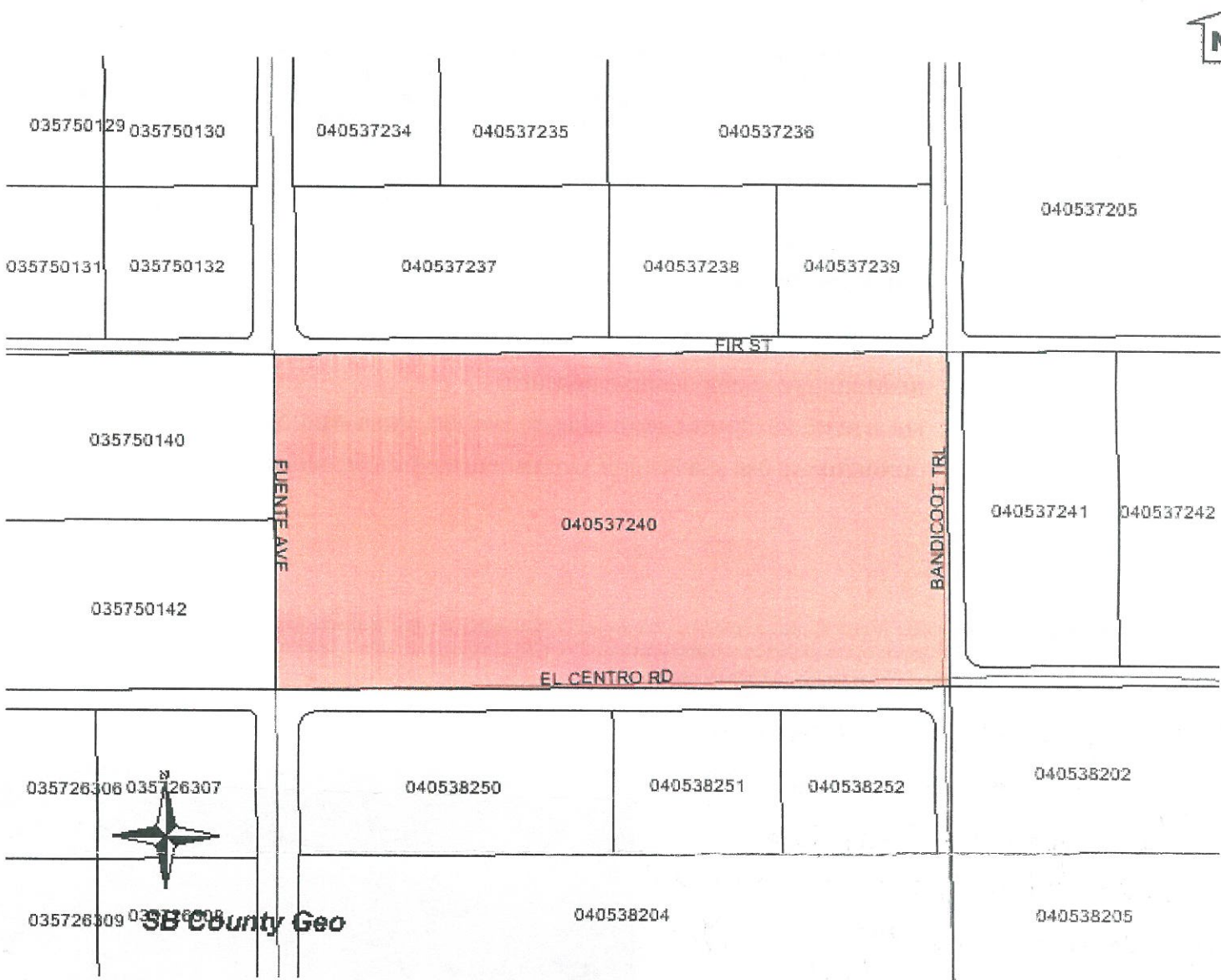
DATE

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PARCEL MAP





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2012 SEP 11 AM 9:36

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Page 1 of 2

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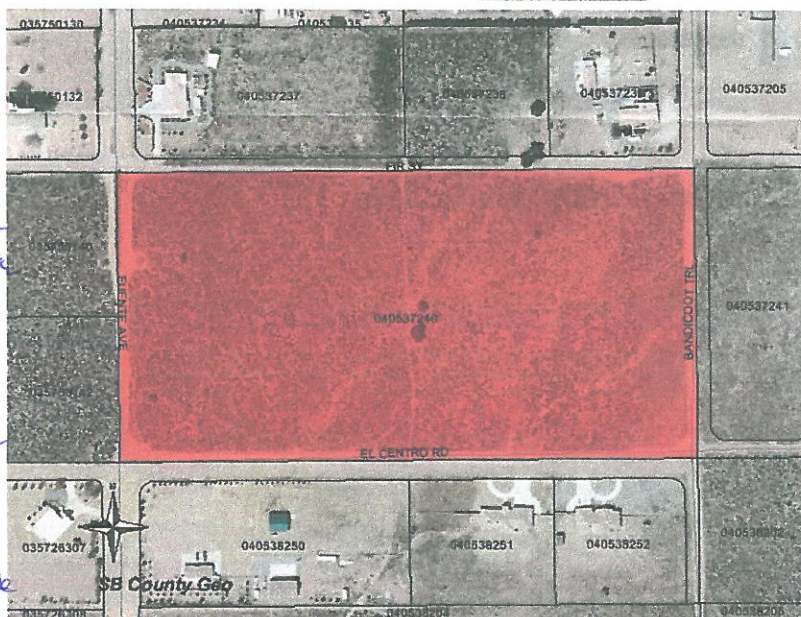
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Comments (If you need additional space, please attach additional pages):

The Proposed 2.7 MW Power Plant is located in a 100% Residential neighborhood and a short distance from a High School. How did this project get this far? The County Senior Services Project Manager should have stopped it with a notice or request? What does the Environmental Impact Study say for the large power generating plant being placed in a residential neighborhood? What about the power grid or distribution of power, how is it going to get to a buyer? How about the disruption of the neighbors during construction and maintenance or movement of supplies and permanent structures, or dust, drainage, noise during and after construction? What are the health risks of exposure to any magnetic fields or radiation caused by such a high powered electrical production, are there any gases produced by such a large array of electronics that could cause long term health problems? There is a lot of land around without neighbors why here? This project location is so outrageous it smells of corruption. Maybe someone should check.

VICINITY MAP



SIGNATURE Robert M Thompson

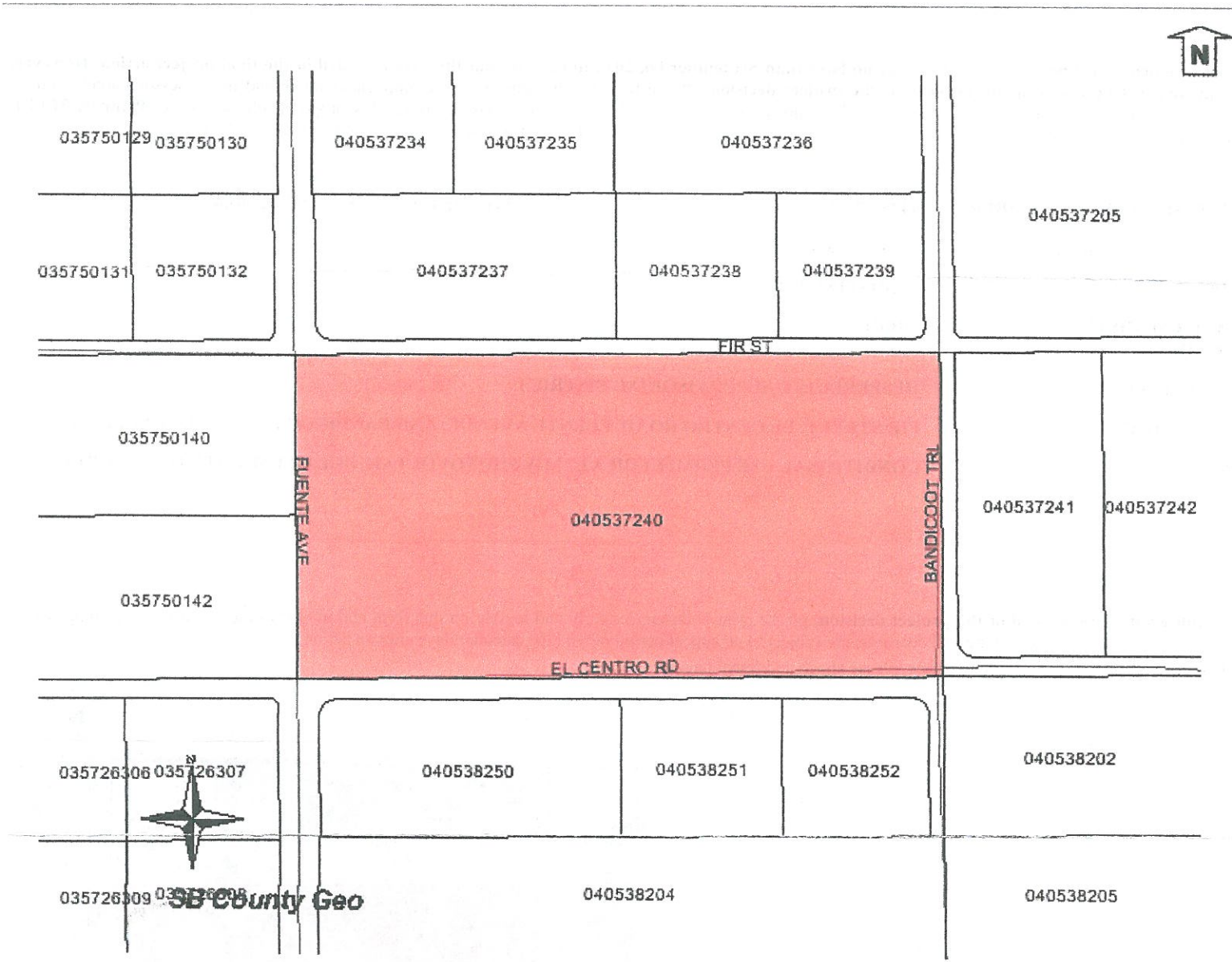
DATE Sept 6 2012

AGENCY Resident

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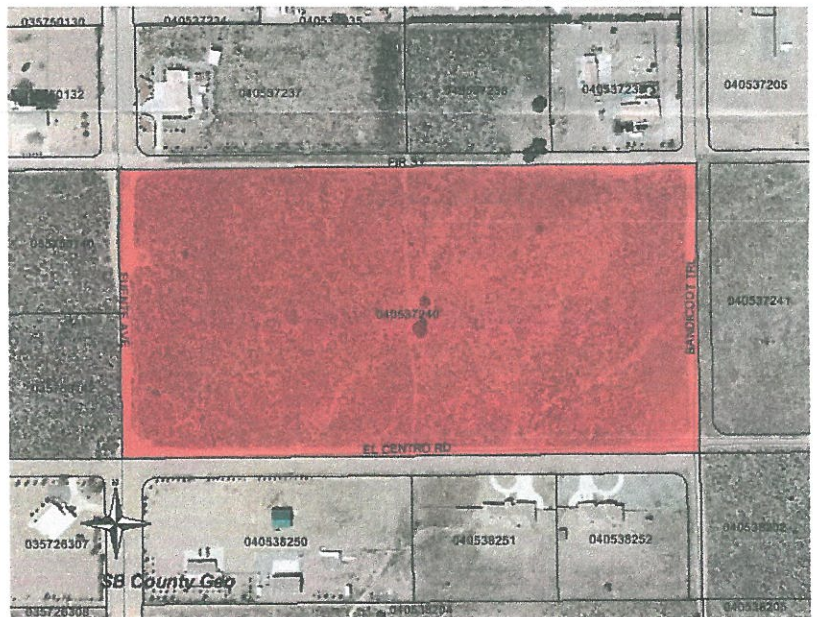
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Comments (If you need additional space, please attach additional pages):

Perry & LeAnn Posey
Oppose the building
of this solar plant for
many reasons. Land values
will decrease, increased
dust, traffic, flood control.
The company building it is
out of state and does
not have any ties to
the community. Keep
Oak Hills rural living!

VICINITY MAP



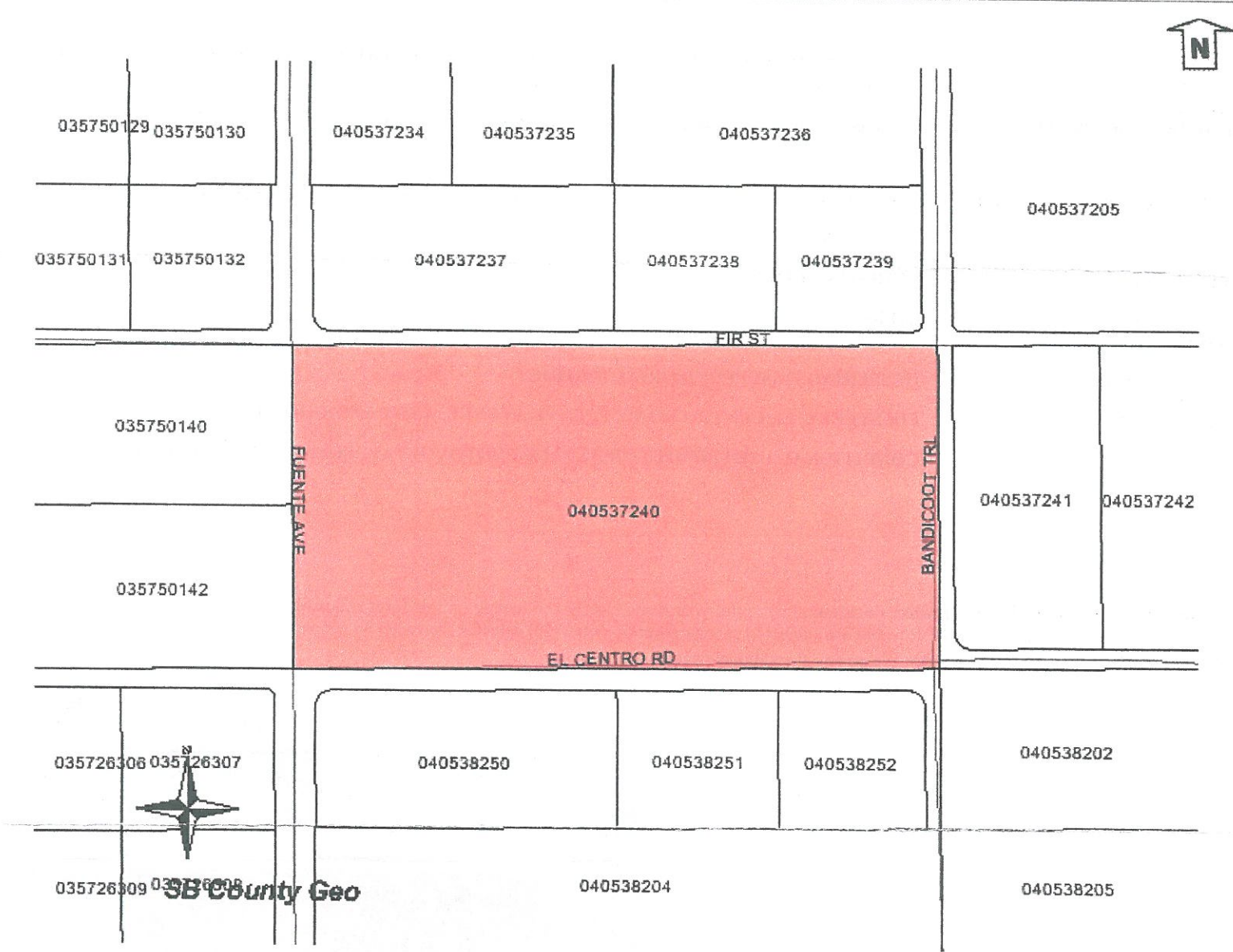
LeAnn Posey 9/4/12
SIGNATURE DATE

AGENCY

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Page 1 of 2

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Comments (If you need additional space, please attach additional pages):

My husband and I Jeff + Sarah Wood have lived in our home now for 25 Years. There are lots of ~~the~~ Nice house out here. Totally against this Solar Project. Look for land somewhere else. Hell they don't even maintain the roads out here, which is fine with us. We love our 5 acres. Can you or here in town here Crickets & train go by?



SIGNATURE

DATE

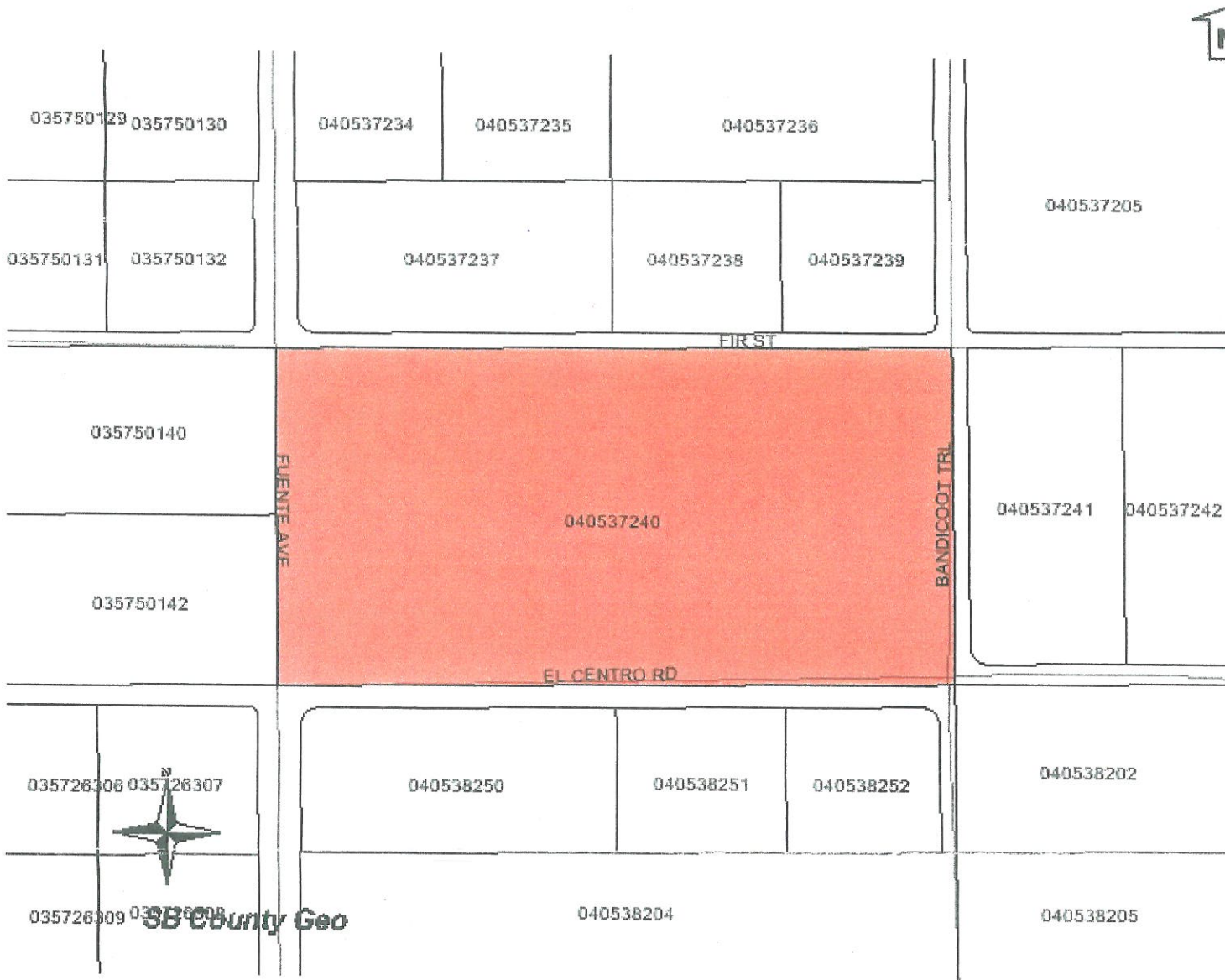
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We sure there is somewhere else this plant can be built, without it interfering with family & where lives or peace and quiet.

PARCEL MAP





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FISCAL ADMIN

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2012 SEP 28 PM 3:27

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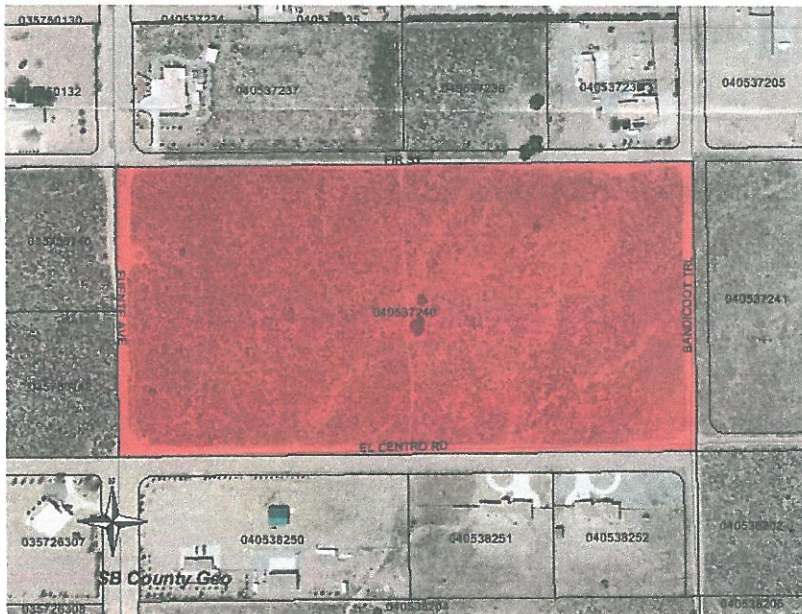
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



This Comment on behalf of
our neighbors in the area
may be getting to you too
late but would you know
We, are Very opposed

to this in our rural
living area. This
is not something for
our area. There's a lot

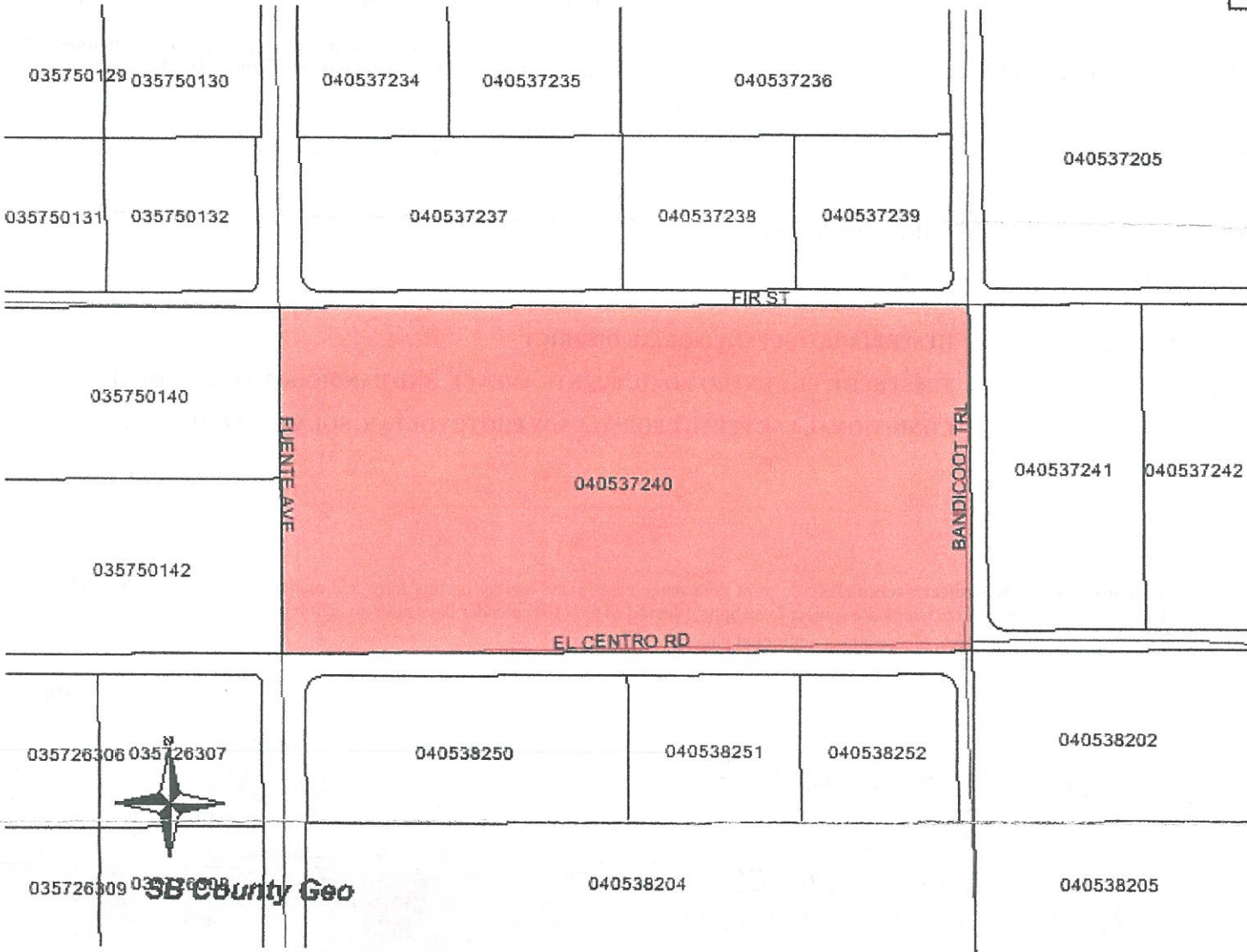
of desert out there. Not needed in neighborhoods. I'm afraid
it will upset horses/animals in the area. Thank you!

SIGNATURE Jamala H. Clyde DATE 9/24/12 AGENCY 13484 Farmington St.
Oak Hills, CA 92344

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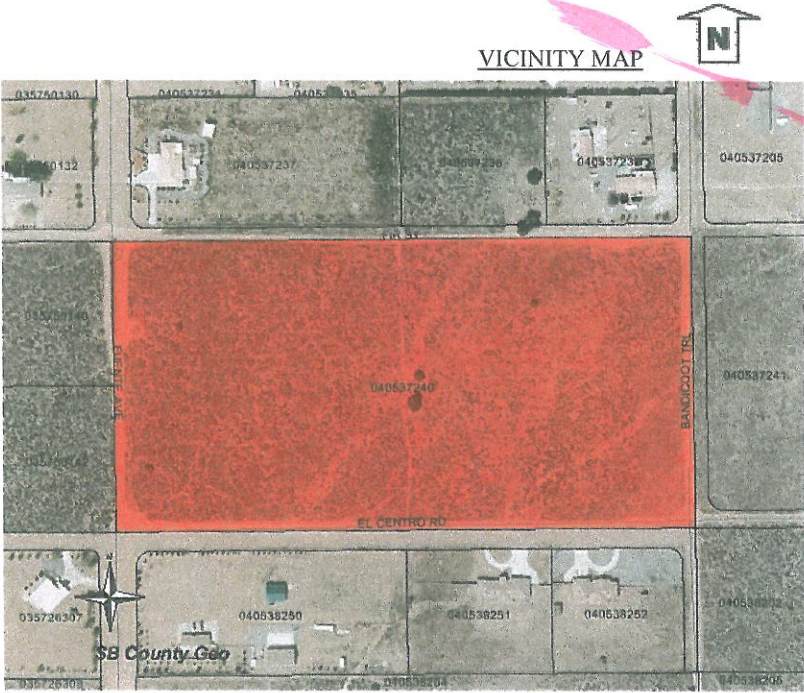
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Comments (If you need additional space, please attach additional pages):

My name is Mun Cho whose house is on 13773 Perris St. Oak Hills, Ca 92344. I do oppose the plan to build a 2.7mw Commercial Solar Facility on 20 acres in my Residential Neighborhood. This area is a School area and very vulnerable area for fire all season. Please, reconsider to build Commercial Solar Facility in this area.

Thank you.

Mun Cho *Mun Cho*



SIGNATURE

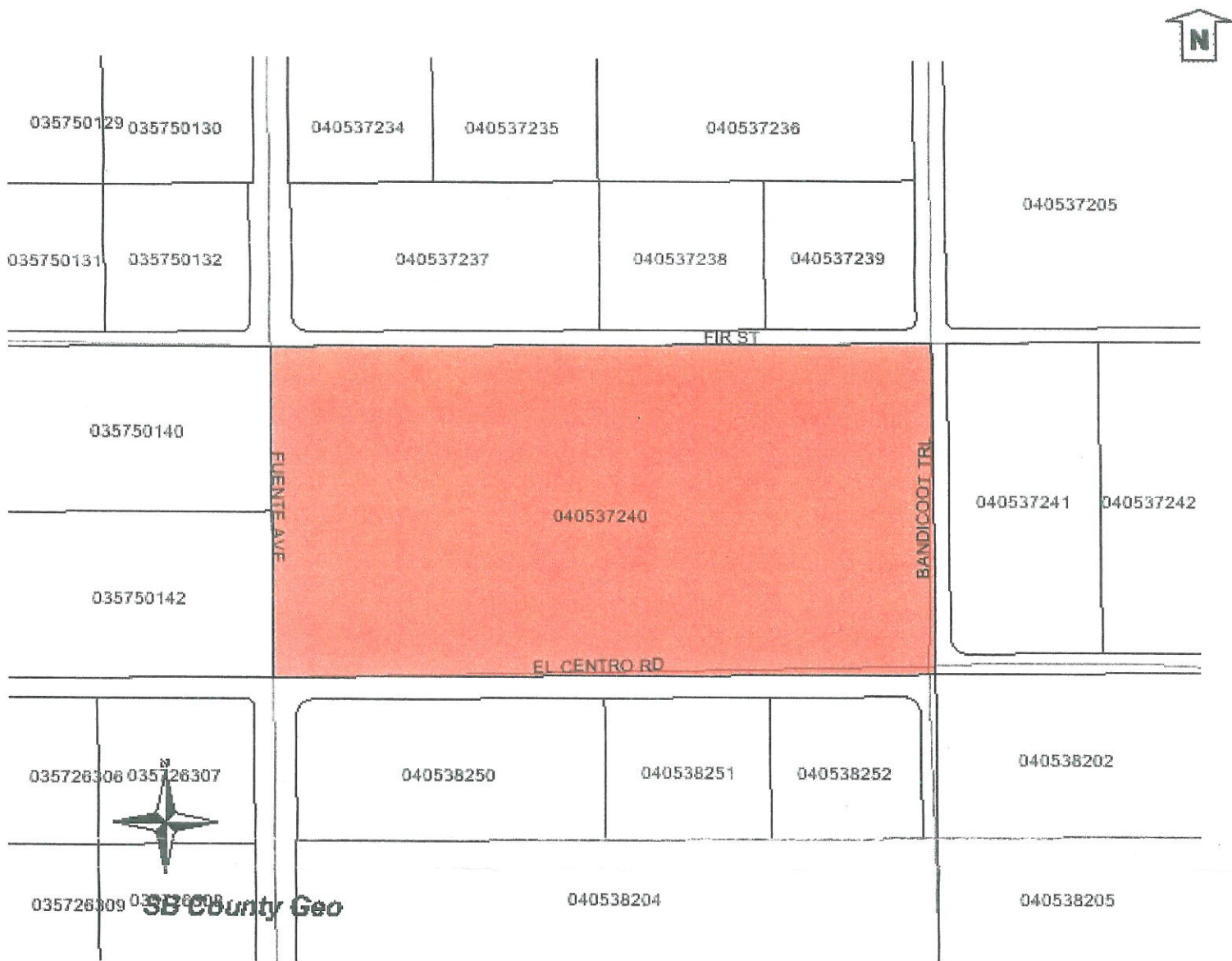
DATE

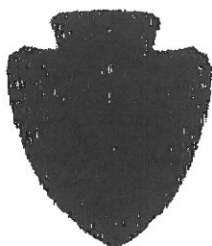
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PARCEL MAP





**SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE**

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0405-372-40

(See map below for more information)

PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

**LAND USE DISTRICT
(ZONING):** OH/RL

IN THE COMMUNITY OF: HESPERIA/IST/ SUPERVISORIAL DISTRICT

LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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Comments (If you need additional space, please attach additional pages):

I just found out about this project. Being I live near the proposed site I drove over to check out the area. What I found was a quiet area with nice homes surrounding the property. Near by is a school. Good Idea Bad location. These kinds of projects belong in an undeveloped area. Perhaps around those massive power pole towers. Some other concerns are of the already flooding areas around this property. When the 20 acres are cleared where will that water flow other than to the neighbors. Property values are already down. to put this in this area would only do more damage to the neighbors home value. Not many people would choose to live next to a photovoltaic solar facility. This would make it almost impossible to sell your home if you were living in that neighborhood. Thank you, LAURA CAPEHART 13023 Mesquite Oak Hills

Laura K. Capehart

SIGNATURE

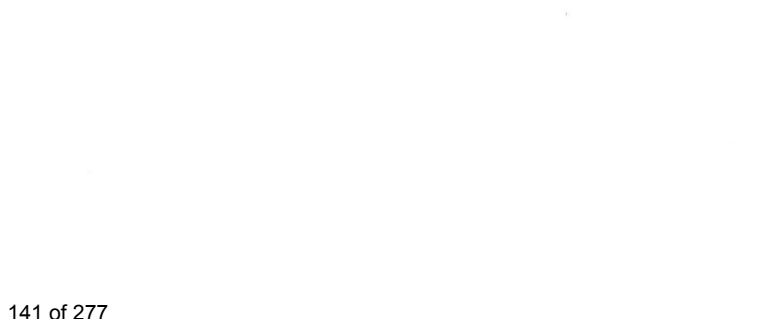
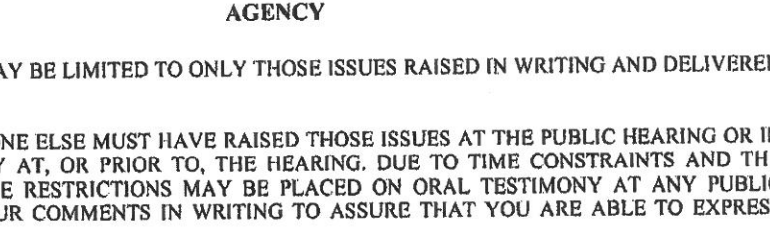
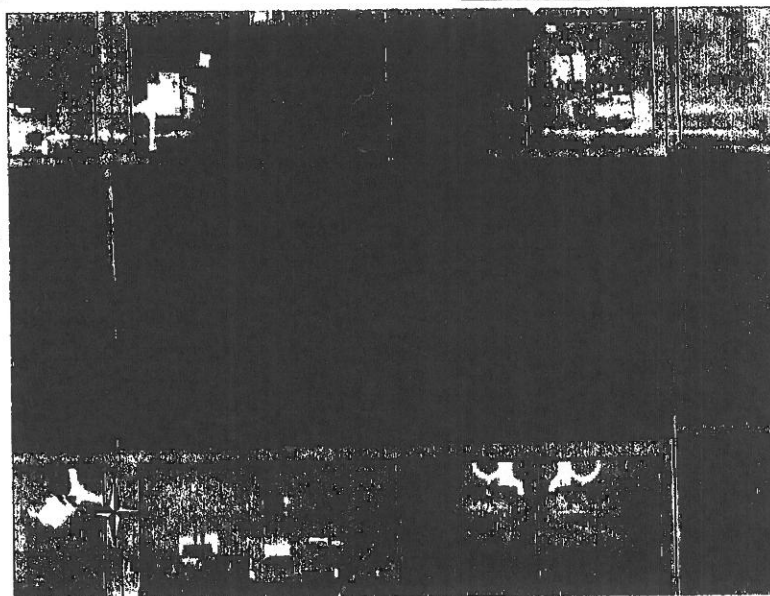
DATE

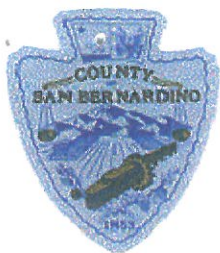
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VICINITY MAP





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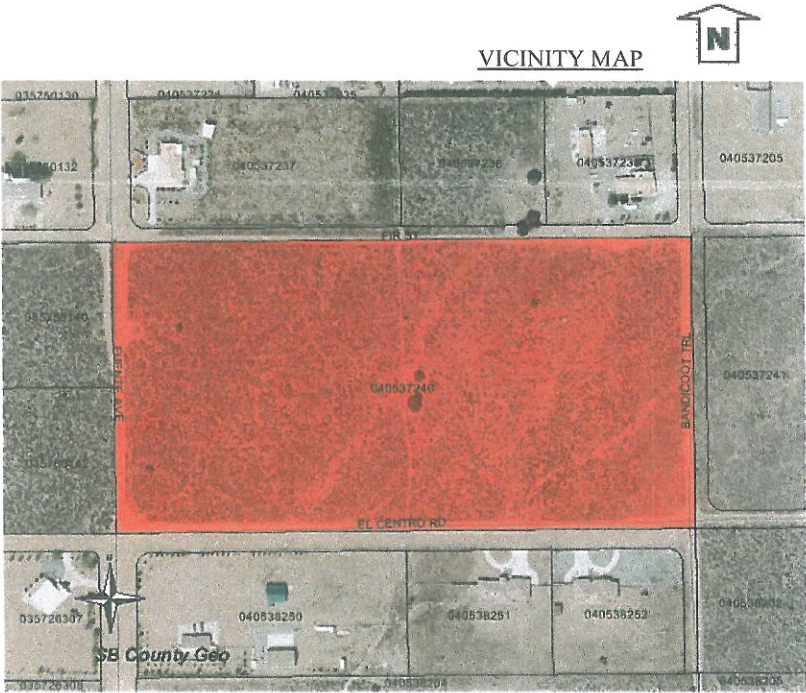
Comments (If you need additional space, please attach additional pages):

Sept. 4, 2012

I am against this project!

I own 4 parcels, one which has my home on it, near this proposed project. This is a residential area.

Eileen Dzajkich
13838 Perris Street
Oak Hills, Ca. 92344

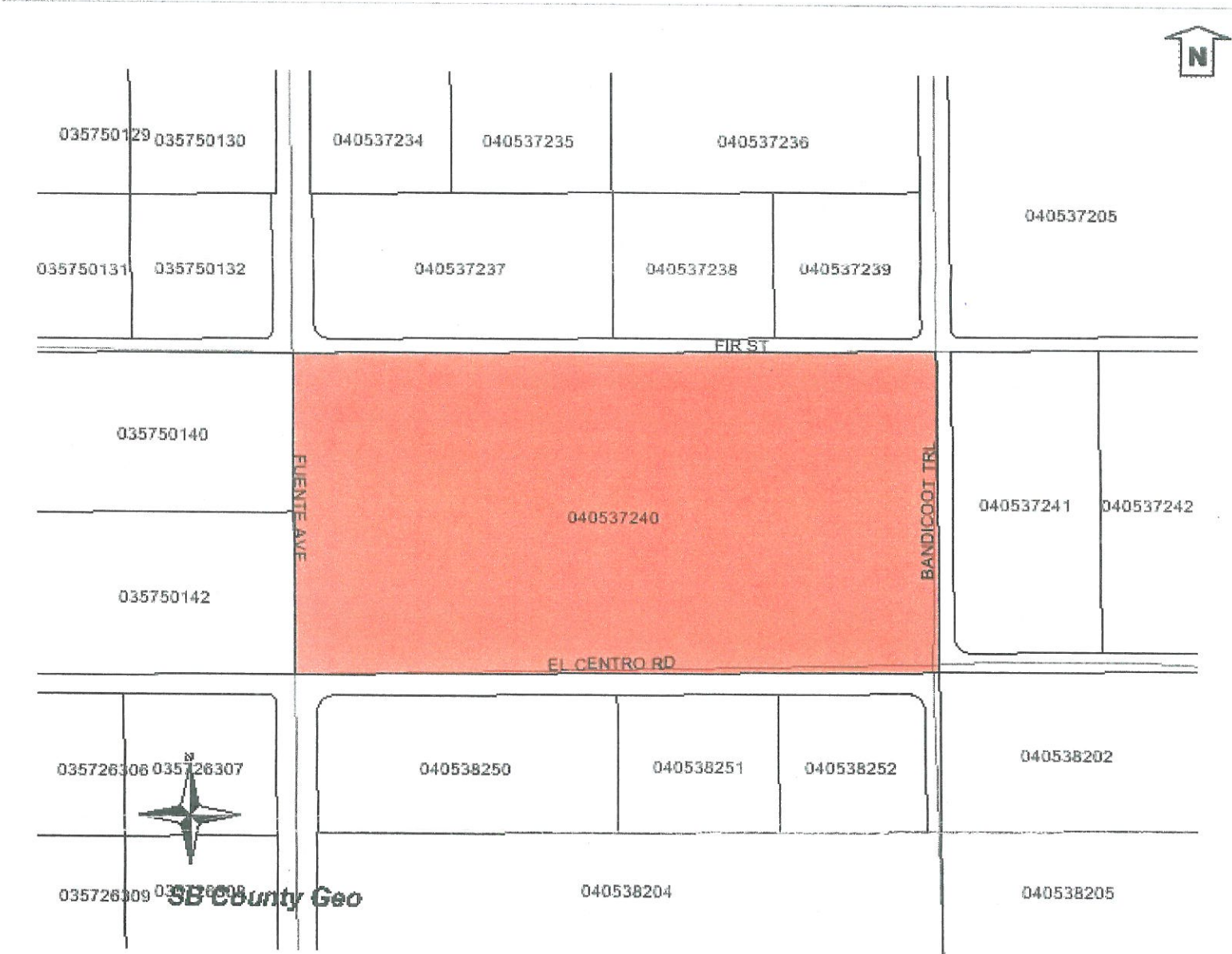


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LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

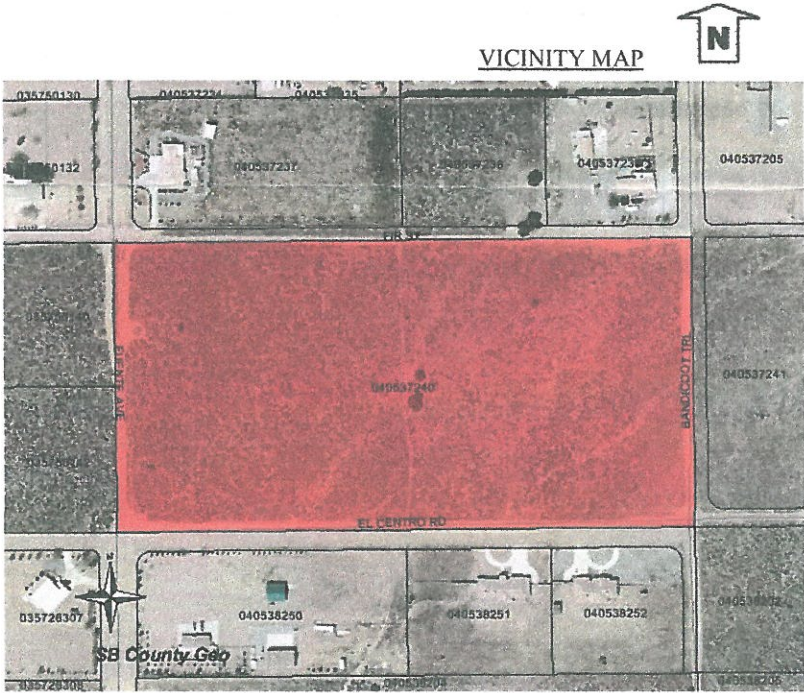
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Comments (If you need additional space, please attach additional pages):

We are strongly
against this project
being built in a
residential area.
Simon Dzajkich
Linda Dzajkich
Simon and Linda DZAJKICH
7875 KUKI ST.
OAK Hills, CA, 92344



SIGNATURE

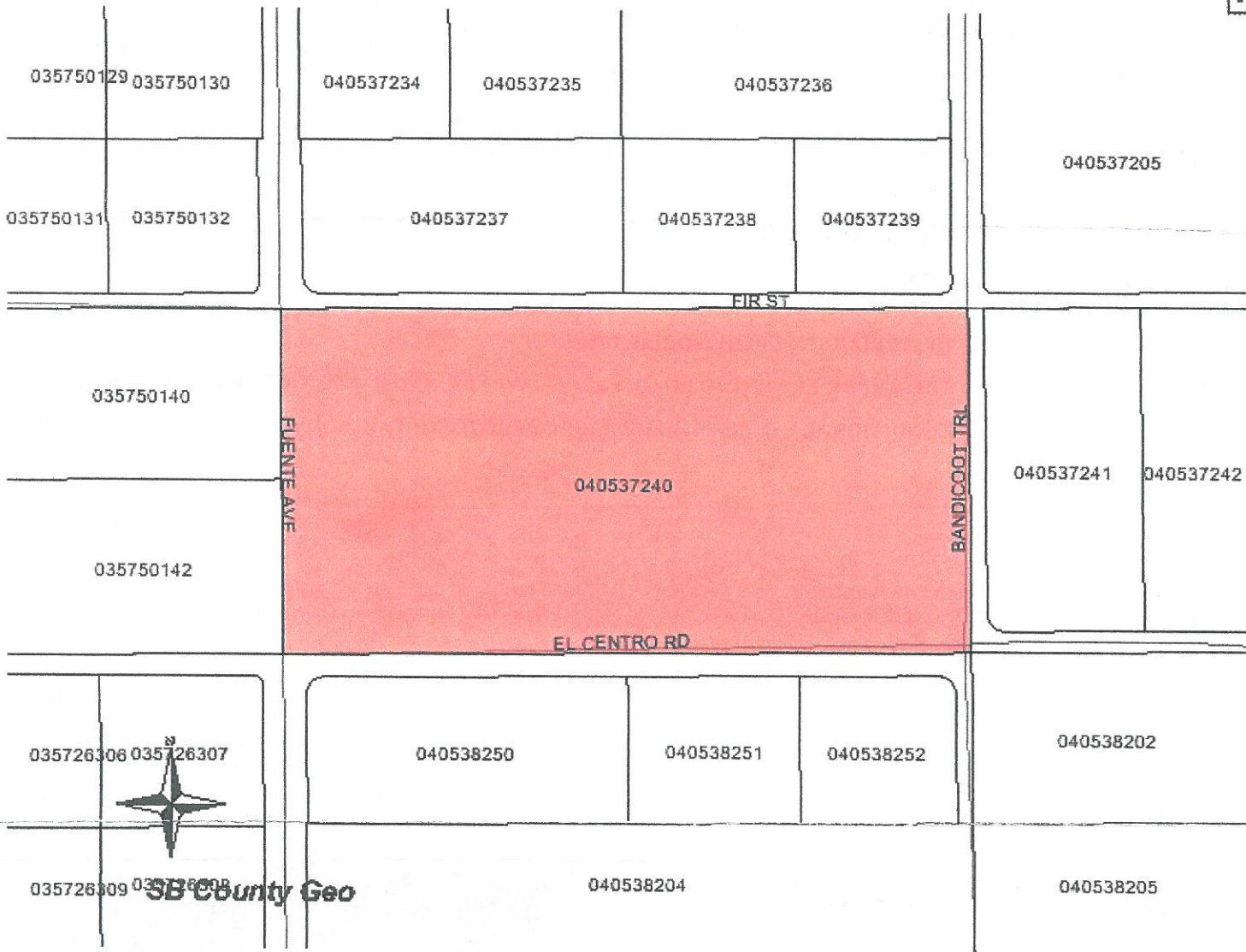
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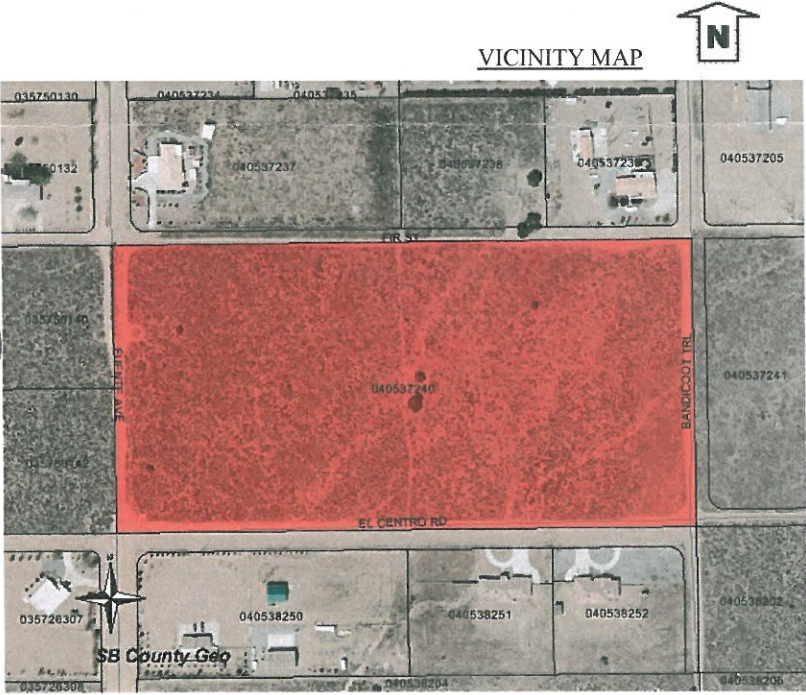
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Comments (If you need additional space, please attach additional pages):

0357-501-28
OWEN
OWN, CAROL T L
534 HEPNER
COVINA CA 91723
CAROL T. OWEN
I own land adjacent to
Christine Dutta's proposal (0405-372-40)
and I am concerned that her
proposal will lower the property
values of not only my 20 acres
but of the surrounding
residential homes. A 20 acre
commercial facility such as
this doesn't belong in Oak
Hills!



Carol T. Owen

9/4/12

SIGNATURE

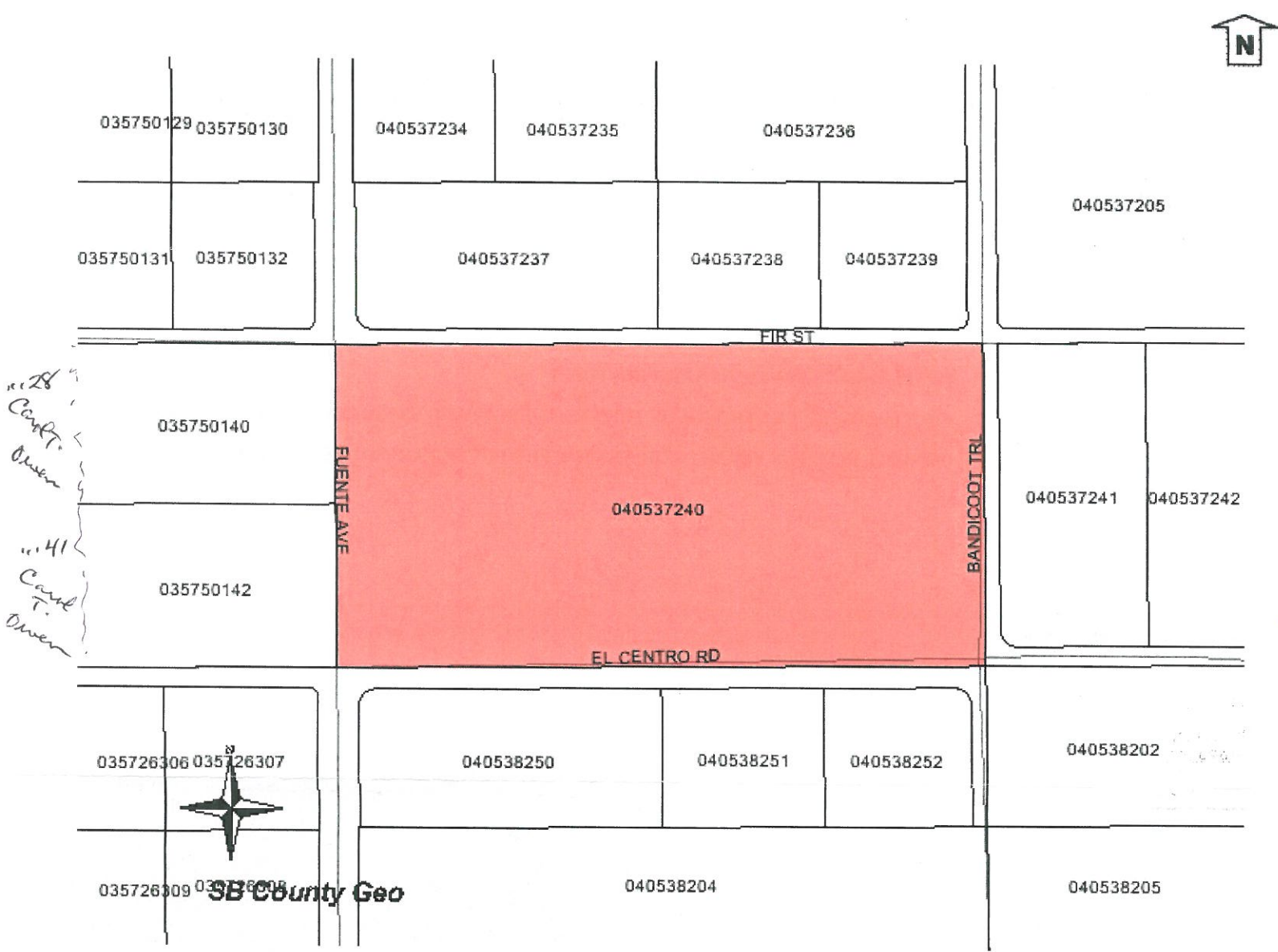
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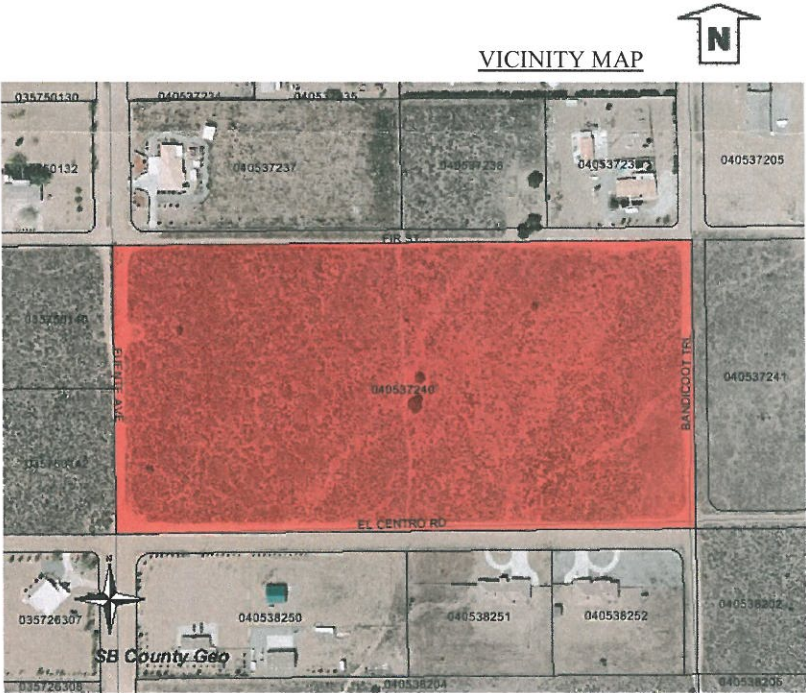
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0357-501-40
OWEN
OWN, CAROL T LIVING TRUST (12-1-03)
534 HEPNER
COVINA CA 91723

CAROL T. OWEN
I own land adjacent to Christine Dutta's proposal (0405-372-40) and I am concerned that her proposal will lower the property values of the not only my 20 acres but of the surrounding residential homes. A 20 acre commercial facility doesn't belong in Oak Hills!



Carol T. Owen

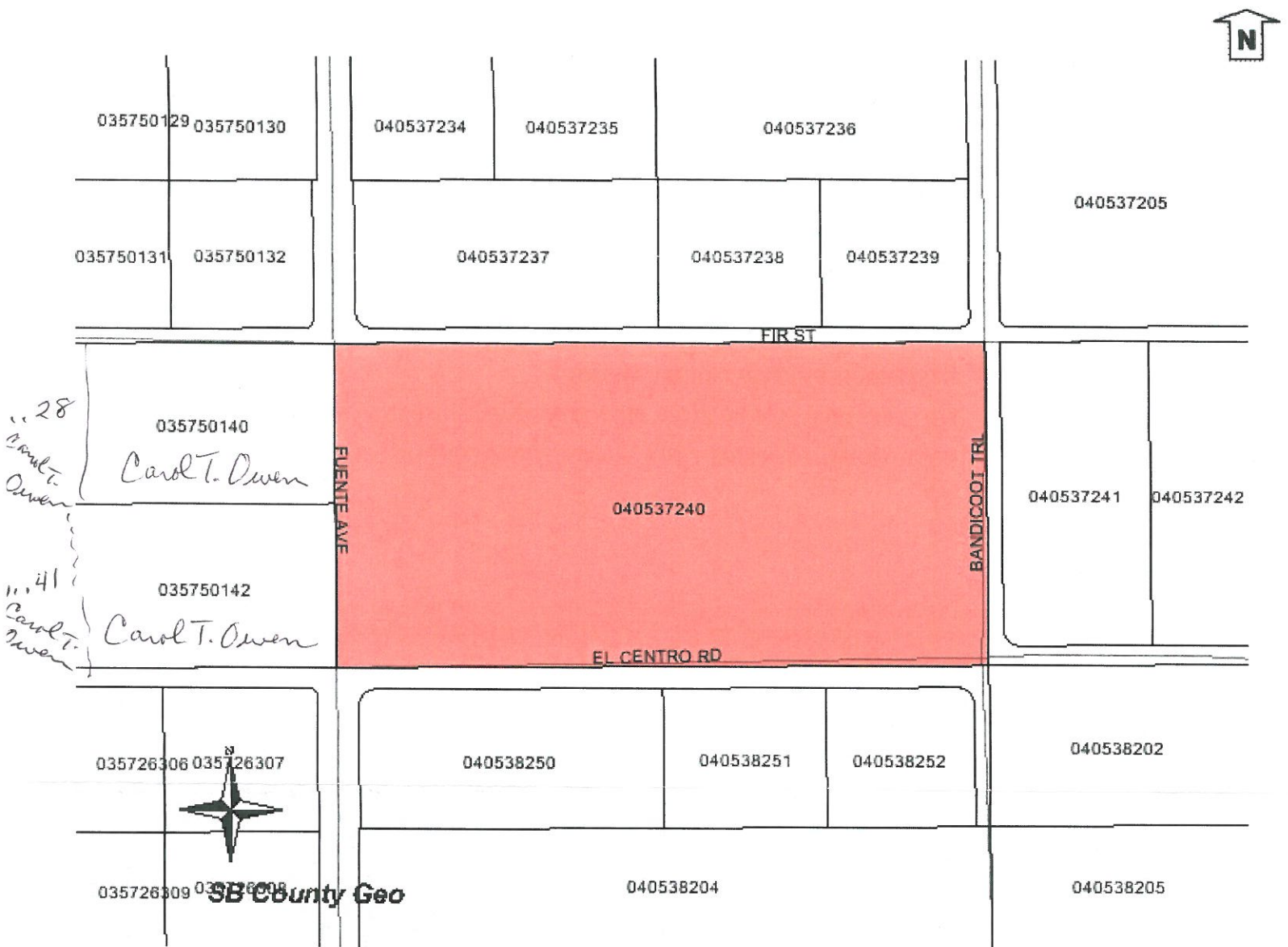
9/4/12

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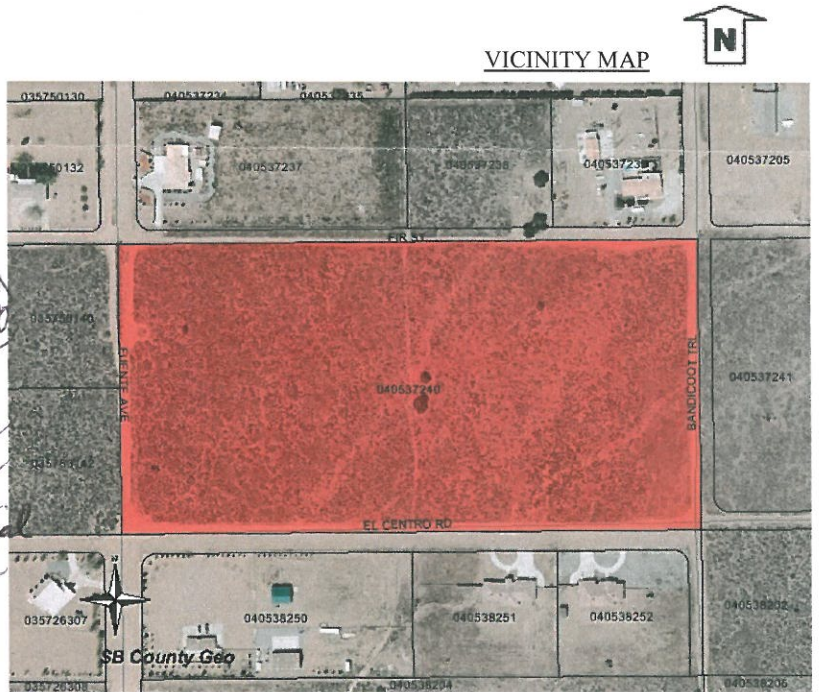
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Comments (If you need additional space, please attach additional pages):

0357-501-42
OWEN
OWN, CAROL T LIVING TRUST (12-1-03)
534 HEPNER
COVINA CA 91723

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(see back)



Carol T. Owen

9/4/12

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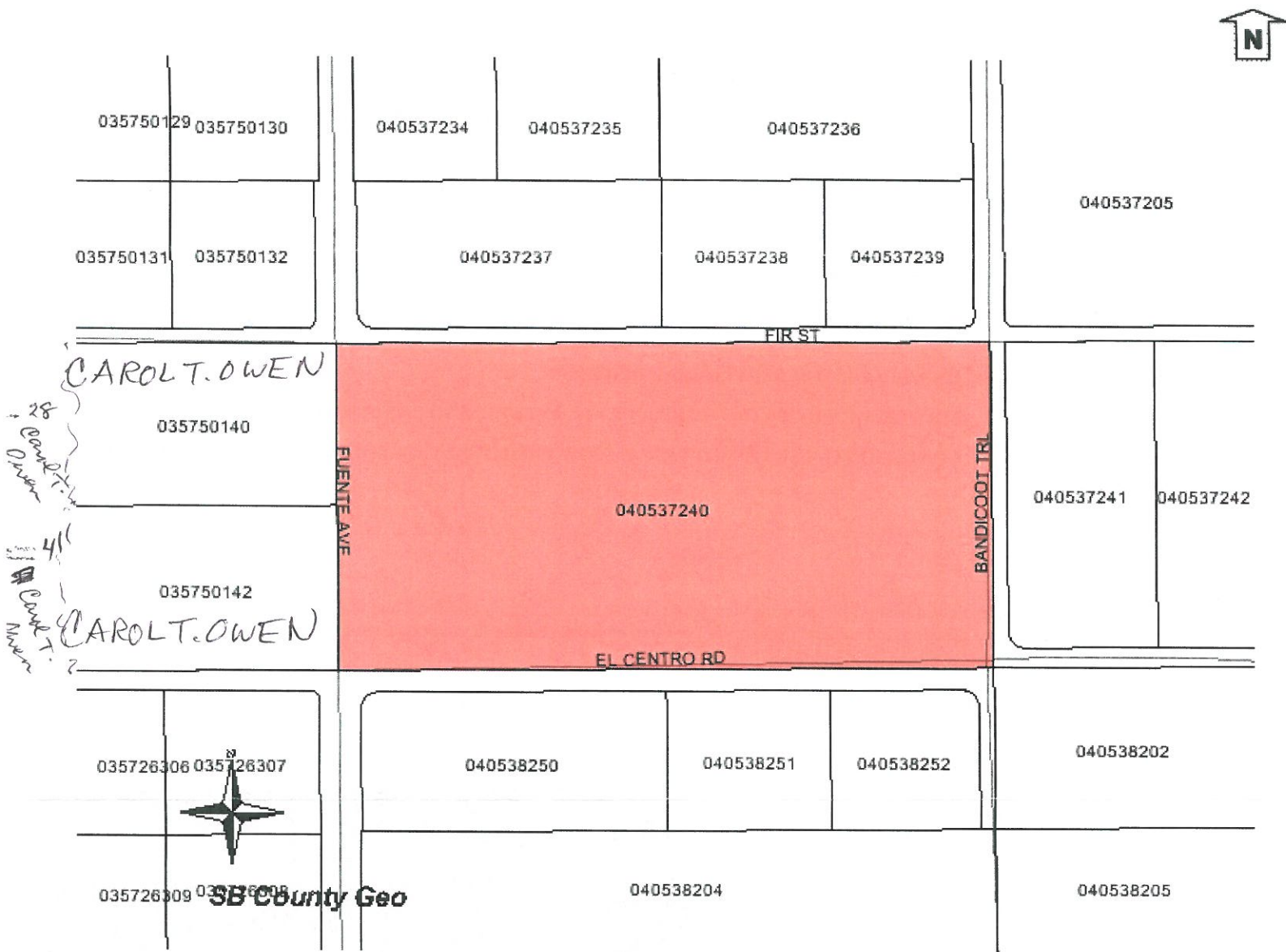
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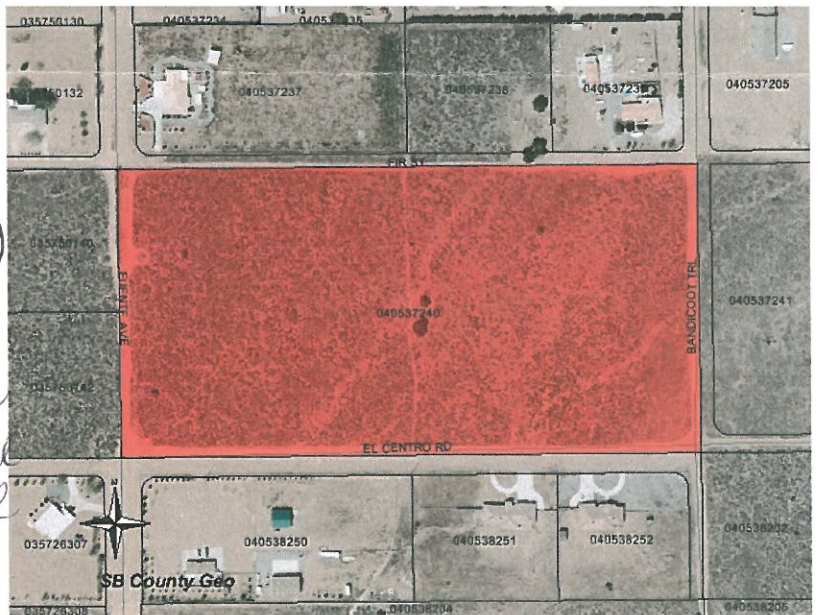
0357-501-41
OWEN
OWN, CAROL T LIVING TRUST (12-1-03)
534 HEPNER
COVINA CA 91723

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(see back)

VICINITY MAP



Carol T. Owen

9/4/12

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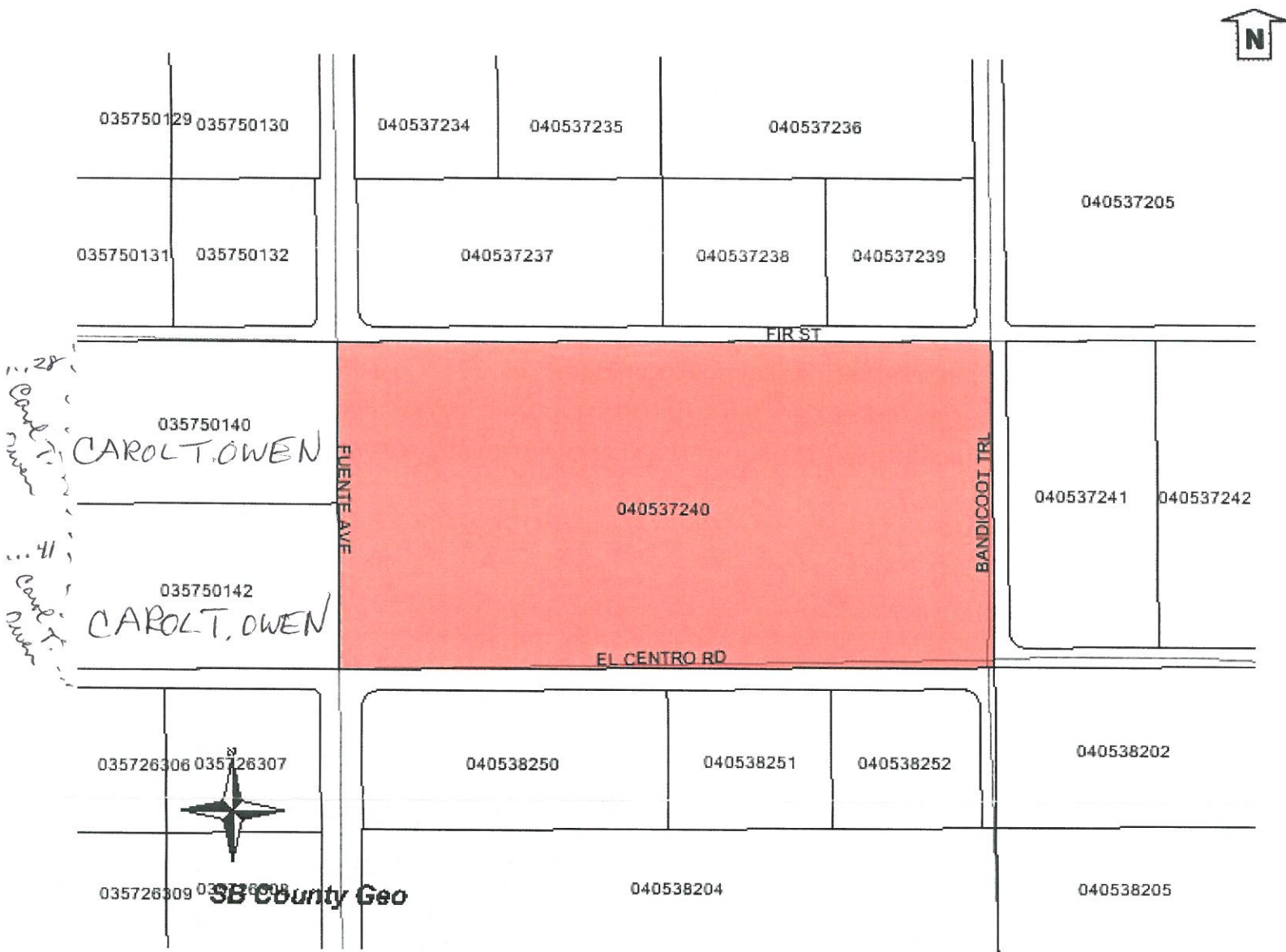
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ABSOLUTELY NOT!!

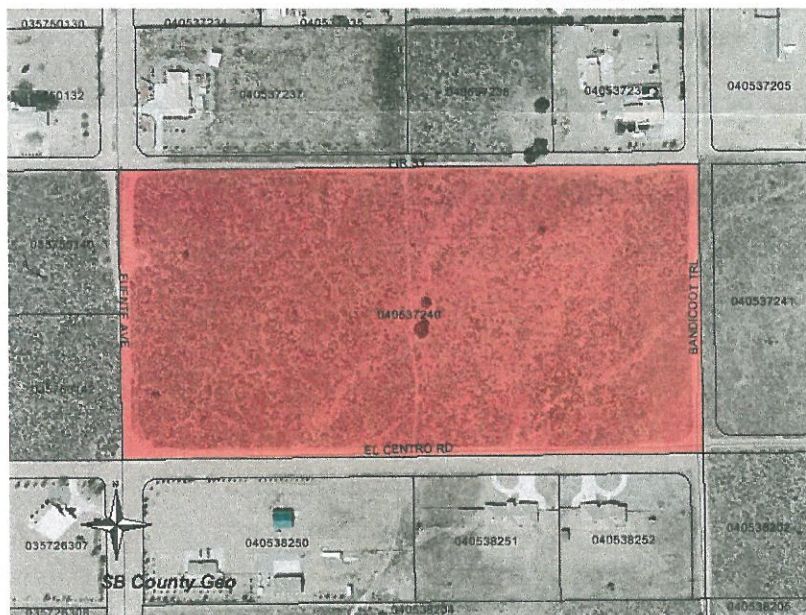
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Comments (If you need additional space, please attach additional pages):

Residential area -

See back
←

VICINITY MAP



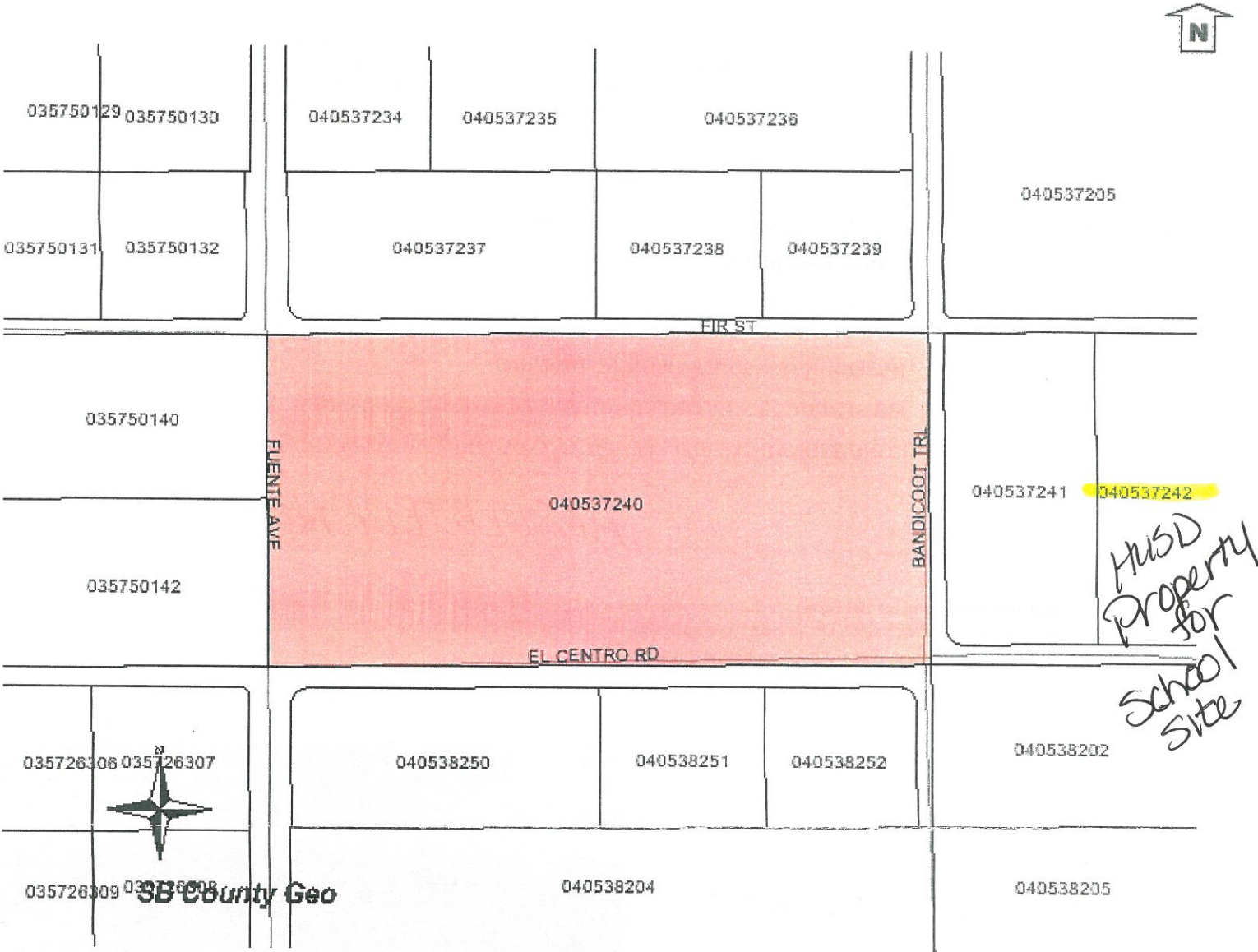
SIGNATURE Dary & Pam Wilson DATE August 27, 2012 RESIDENT? Yes
13577 Mission St Sept 5, 2012 AGENCY HUSD
Oak Hills, Ca employee

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We are absolutely against this project for multiple reasons. Property values, too close to schools & property owned by the Hesperia USD. There is too much other vacant desert land for something of this nature to be put in the middle of a residential area.

PARCEL MAP





SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

FISCAL ADMIN

Referral Date:
August 22, 2012

2012 SEP -5 PM 2:06

ATTENTION PROPERTY OWNERS

Page 1 of 2

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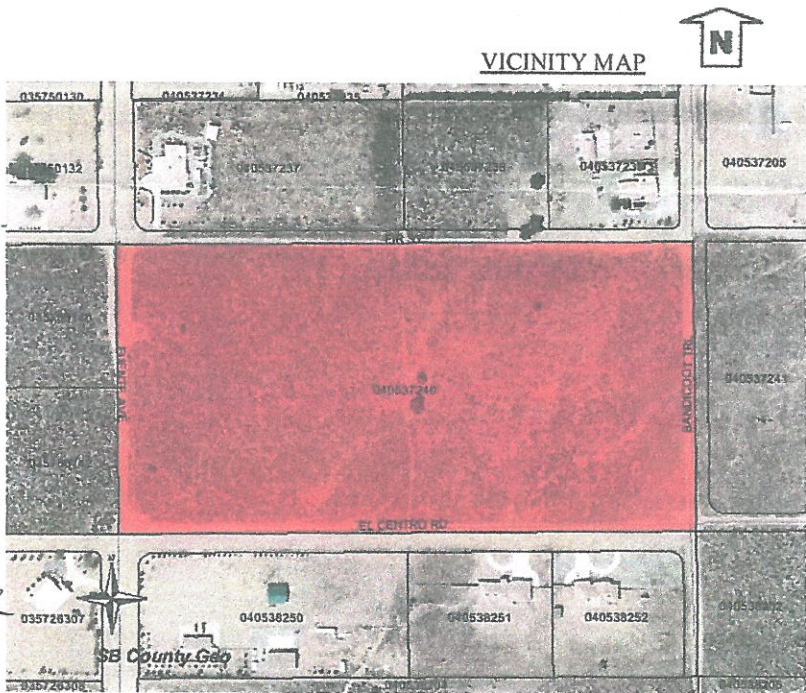
ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)
PROJECT NUMBER: P201200220/CUP
APPLICANT: CHRISTINE DUTTA
LAND USE DISTRICT (ZONING): OH/RL
IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY
PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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Comments (If you need additional space, please attach additional pages):

We live at 13930 mission st.

We oppose this planning because of the area we are in. We bought our house last Nov. because of the fact of no big private facilities. We are for solar and wind power, however in the right areas. One big reason we don't want this is because of the road being paved. We have two little ones, and we bought our house because of the dirt roads.

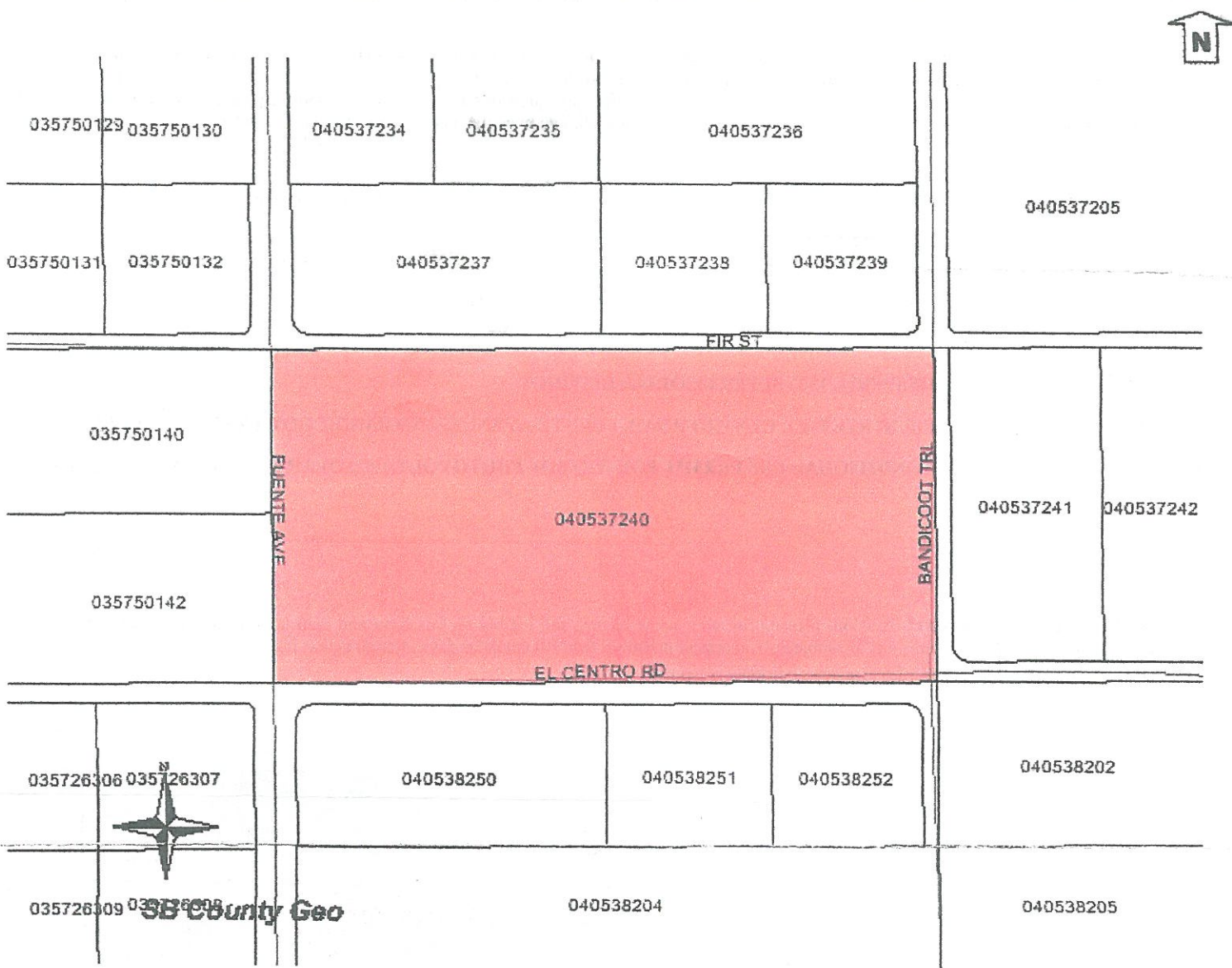


Signature: Jessica J. Mage DATE: 9/2/12 AGENCY:

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PARCEL MAP





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LAND USE SERVICES
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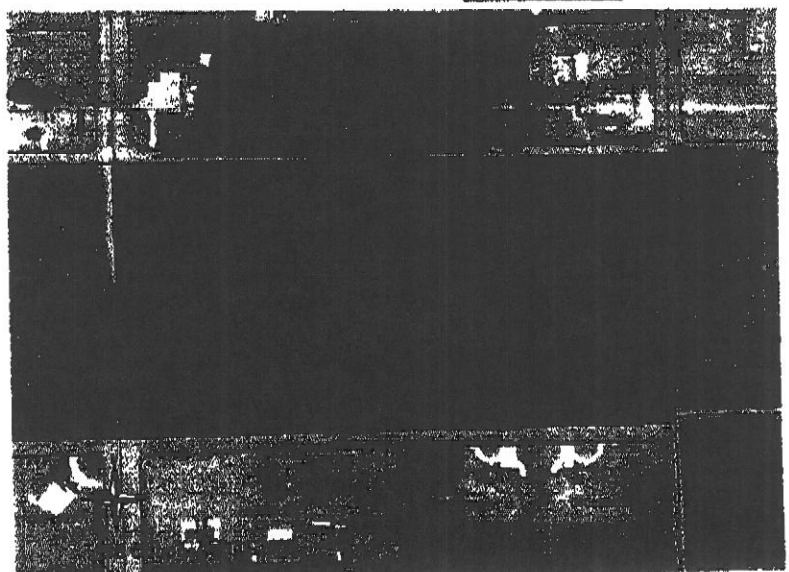
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Comments (If you need additional space, please attach additional pages):

No to this project!
It's in the middle of a residential area! There are plenty of areas not directly surrounded by homes.
My property ^{value} declined in the last housing crisis & I don't want it to decline again.
Where are studies that tell us about safety, possible increase in ambient air temp, environmental impact, and health impact on animals and people.

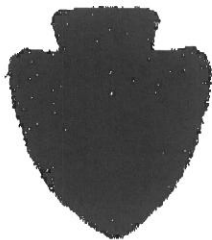
Margaret Peterson
13645 Larch St.
Oak Hills, Ca 92344

No, No No!
mailing address is Po Box 400582
Hesperia, Ca 92340



SIGNATURE _____ DATE _____ AGENCY _____
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PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

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Comments (If you need additional space, please attach additional pages):

Dear Sir

*I live on put on back page
I am totally against this
project for so many reasons
that I'll need a book to
list them, the largest of
them all is our loss of
property value which I'll
ask SB Council to lower.*

*my property taxes immediately
if this project is approved along with everyone in the
area*

Jack & Alice Greunke 9-5-12 Home owner

SIGNATURE

DATE

AGENCY

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Physical



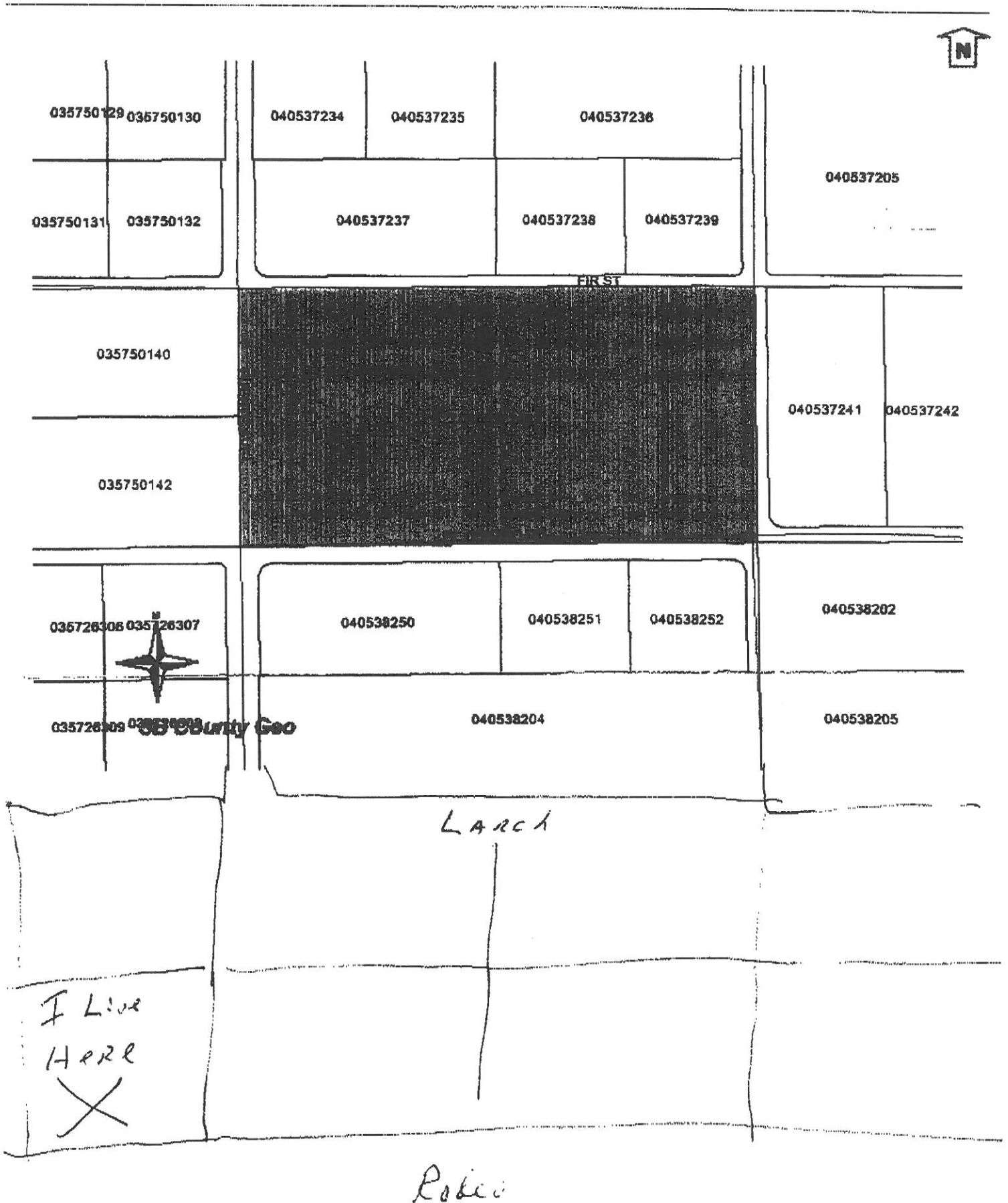
Jack E. Greunke
13680 Rodeo St.
Oak Hills, CA 92344

Mailing



Jack & Alice Greunke
15555 Main St. D - 4 PMB 152
Hesperia, CA 92345

PARCEL MAP





SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

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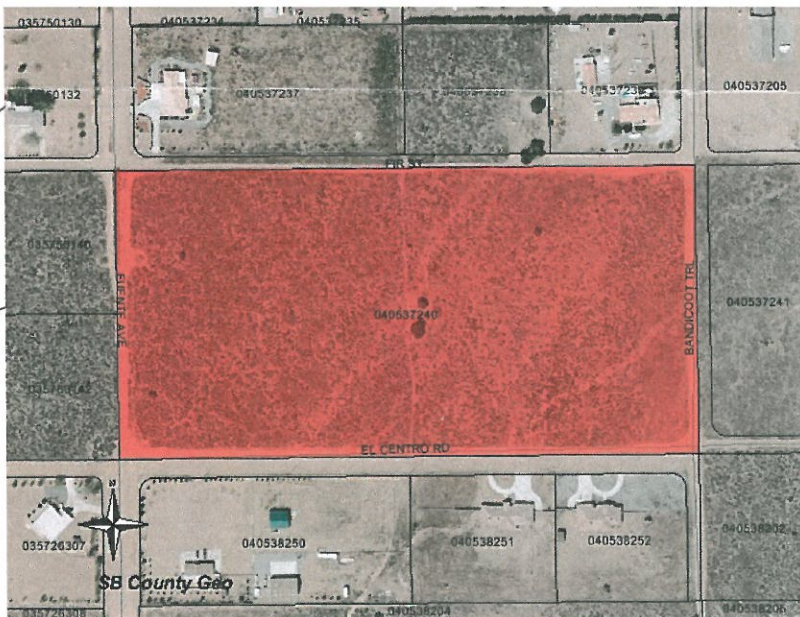
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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



SIGNATURE

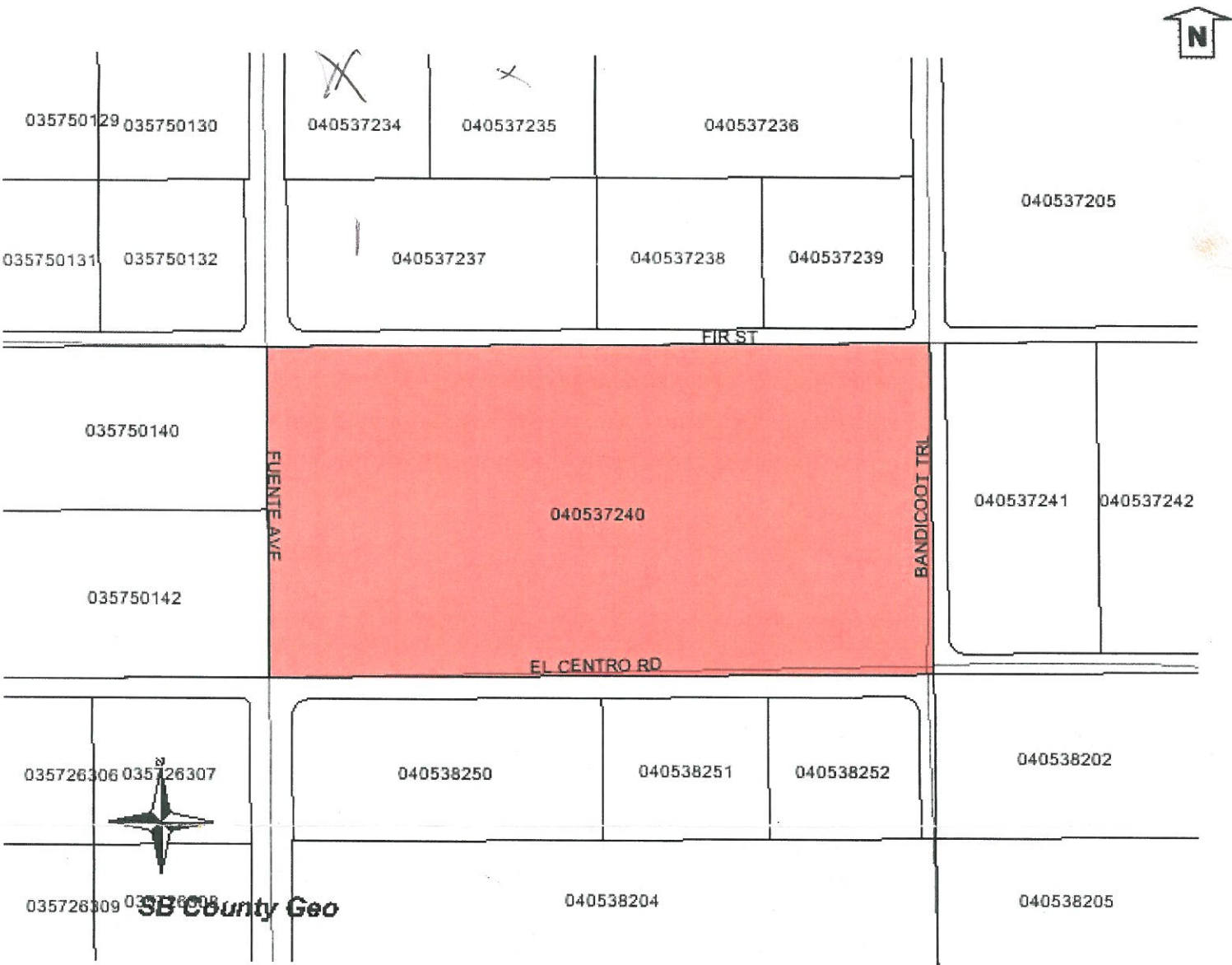
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PARCEL MAP



and it will cause damage to our property
and those around us. Also, the heat,
reflection and noise will be terrible.

We live near the project and have to
see it every day of our lives. The developers
live out of state so they could care less
about us and how it will affect us.
What is to become of all the animals
that live on the 20 acres?

Why are they being able to put this
in a residential area. This area is filled
with nice homes that are taken care of and
are not run-down.

We all moved to this area to have
a quiet way of life, which will be
disturbed by the construction of this
project. We will have more traffic with
heavy trucks and more noise.

One last question, would you
like to live next door to this project?

John & Karen Pender
Sept. 5, 2012

2012 AUG 30 PM 3:53

RECEIVED
BUILDING SAFETY

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 8:54 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please add this to your Dutta CUP file.

County of San Bernardino

Planning Department
385 N. Arrowhead Ave. First Floor
San Bernardino,
CA 92415-0182

9-1-2012

Re: Solar generating project
bounded by Fuente Ave.,
El Centro Rd., Bandicoot Tr. and
Fir Ave., 20 acres M/L
Assessor's Parcel #0405-372-40
Project # P201200220/CUP

Dear Mr. Slowik:

I am opposed to this project for a variety of reasons.
I live downstream and downwind from the project location and our street is already impacted by rain and storm runoff waters from the project area.

The project site is currently covered with a heavy density of native shrub, grasses and weeds. The covering prevents additional runoff waters from eroding our area. The plan calls for clearing the site which will create continuous long-term water runoff and blowing dust.

The 20 acre site currently facilitates percolation of waters. When the site is cleared, more than 50% of the site will no longer receive direct rainfall. The solar panels, placed as a slope, will concentrate the rainfall hitting the panels, which will then hit the ground in front and at the bottom of the panels and will create increased volume, in a concentrated area, and velocity. This will ultimately result in rivulets in front of the panels, flowing generally northeast, which will then join each other, become larger and create damage.

Random sheet-flow, as depicted on the "PLAN", will not be the result of the rainfall, but concentrated water movement will.

Concentrated periods of rainfall ie 100 year amounts in varying periods of hours ie 4, 8, 24 should be calculated to determine the quantities of potential moving, eroding water at the panel bases and adjacent streets and property.

The "PLAN" alludes to "future" flood control facilities. Facilities have been promised in that area for years and have not been constructed. Flood/ runoff damage locally has resulted in costly lawsuits to the County of San Bernardino.

The proposed Master Plan facilities will be useless until constructed and will not carry some of the project sheetflow/runoff unless a grading plan, a drainage plan and other improvements are required.

Prior flood/runoff projects in the area have been approved and constructed, which clearly are not working.

It appears, that as proposed, there are almost no requirements with which the developer must comply.

We suggest the following:

1. Grading plan
2. Plot Plan
3. Drainage plan
4. Water plan for on-site water for fire fighting, watering landscaped buffers(which even though drought resistant, will still require irrigation during droughts ie 1977), and for washing the solar panels. It has been suggested that the washing process will be accomplished by trucks which will enter the site, creating more traffic and dust. The cleaning solution(s) have been deemed environmentally safe but will nevertheless ultimately concentrate. Since CSA water exists in two of the streets bounding the project, it cannot be argued that water is not available. A water meter and on-site plumbing and valves should be a minimum requirement of appropriate size for fire control. Will a fire hydrant be required?
5. A plan to place a concrete perimeter block wall
6. The project will block the views and vistas of some of the existing homes. The check sheet says otherwise, erroneously.
7. The check sheet contains several inaccuracies and they should be corrected so as not to slant the perception that the public might have about the project.
8. Large drainage problems already exist ie Fuente Ave. and any streets, roadways, dirt roads which will be impacted with storm/rain runoff should be improved.
9. The SB County First District had promised for some time a large water retention facility in the general area and the improvement should be in place prior to approval or construction of the solar project.
10. The project area or the taxpayers therein will not benefit from the project. There has been no suggestion for instance that electricity will be available at discount to consumers.
11. The county will conduct a cost-benefit analysis?
12. It is believed that the project area is zoned Rural-Residential. There are existing homes to the south, north, and the west(even though the study says otherwise.) Homes will be constructed to the east as the economy improves. The residential area is not appropriate for a commercial sized electrical generating facility, which would be placed in an Industrial or Industrial/Commercial area. Most likely, the developer has purchased the least expensive property available which will be to his benefit but not that of the area residents. The area of the project site, it should be noted, appears to have minimum 2 1/2 acre lots. Persons buying homes existing in the area paid extra money for larger lots and the rural environment, which did not include any idea or suggestion of commercial projects.
13. The project seems to be one which may be tainted with political considerations. To approve a project of this type with almost no requirements suggests that existing taxpayers are not being protected or represented by their tax-paid representatives.
14. No additional improvement ground waters should be allowed in the general project area until the SB County Master Plan of Flood Control has been complied with and constructed.
15. The project should not be approved without first having community meetings, with proper input noted and implemented, and then requiring planning commission and board approval.
16. A weed abatement plan. Weeds will grow in-between and under the panels and they cannot be allowed to proliferate due to fire control requirements.
17. The use of a conditional use permit to approve the project and imply the project is beneficial to taxpayers is not justified. CUP's often side-step the intention of the existing zoning and accomplish an accommodation for the developer but not the existing homeowners.
18. Existing homeowners will have to live with the project everyday of their lives. The owner-developers live out of the area.
19. One implication of existing notes and suggestions, that the project be approved, is that it is the "desert." As though that suggestion would justify the project because the desert is somehow less than deserving of protection.
20. Hesperia is the ultimate recipient of CSA, SB County storm/rain runoff. Damage in the past has cost hundreds of thousands of dollars to repair. Who pays? Taxpayers pay.
21. The formula of profit to the developer and expense to the taxpayer is upside-down. The project should not result in taxpayer expense.
22. Coronus solar has been identified by Meyers, Norris, Penny LLP, the companies auditor, as "... an unqualified opinion expressing doubt that the company can continue as a going concern." Such was filed on the companies 10-K on June 29, 2012, approximately two months ago. Additionally, on 02/15/2012, Coronus Solar, Inc. announced that they will be unable to file their next 10-Q by the deadline required by the SEC.

23. Any consideration given to the applicant, considering item #22, may appear to be a gift of taxpayer money considering the taxpayer expense that will be required to "fix" problems created by the project.

Sincerely,
Your friend-

Al Vogler

September 5, 2012

San Bernardino County
Land Use Services
385 Arrowhead Avenue First Floor
San Bernardino, CA 92415

RE: APPLICANT: Christine Dutta APN: 0405-372-40

PROJECT #P201200220/CUP

Regarding the above referenced project, the Oak Hills Property Owners Association would like to have the record show that we are adamantly opposed to this application. Anyone with any plain commonsense would immediately realize upon visiting the proposed site and surrounding area how totally inappropriate this 20 acre solar farm project would be if it were to be approved. It would be totally impossible to be able to satisfactorily mitigate with a list of conditions the devastating damage that would be created by this project not just to the neighboring property owners with upscale homes and well kept properties in this OH/RL zoning but to the entire community of Oak Hills.

The increasing numbers of applications for similar projects all over this county has become alarming. Applicants are purchasing a variety of 5, 10 and 20 acre parcels of land and attempting to operate under the radar of the public at large due to the public notice requirement of only 300 feet. In a rural community like ours with a minimum of 2.5 acre residential properties, 300 feet is totally insufficient. Purchasing far less expensive rural residential property instead of property zoned commercial or industrial is financially beneficial to the applicant but can lead to financial disaster for not only adjacent residential property owners but the entire area. How appealing to prospective buyers of a home within a neighborhood would it be if a 20 acre commercial solar farm was located either down the road or across the street from this type of project? How appealing would our community be for future growth if these projects were in existence all through our residential neighborhoods?

No expensive study is required to confirm the negatives in this situation, just plain commonsense.

All of San Bernardino County has been plagued with major declining property values. This project would enormously add to the decline these area residents have already suffered. Their homes are the most important financial investment of most people. Only the applicants will end up the winner by collecting outrageous amounts of money as the government hands out the taxpayer's funds in subsidies.

Other concerns with the location of this proposed project if approved is the undeniable potential for additional flooding problems, the ability to set a precedent for additional out of the country and state investors with no local community ties to request many more CUPs, the flooding/drainage issues due to the stripping of the native vegetation and run off created by the solar panels themselves, the removal of vegetation would add to more dust pollution in the air.

We are desperately requesting that our local government authorities please defend the already established residential property owners and residents of the county unincorporated community of Oak Hills and deny the CUP application.

Respectfully,

Terry Kostak, President
On behalf of Oak Hills Property Owners Association
And residents of Oak Hills



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

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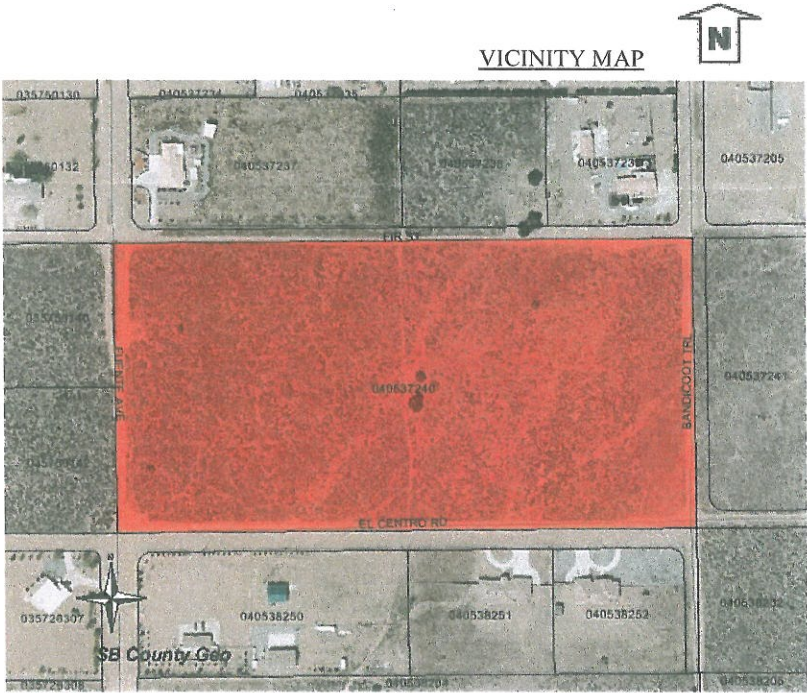
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ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)
PROJECT NUMBER: P201200220/CUP
APPLICANT: CHRISTINE DUTTA
LAND USE DISTRICT (ZONING): OH/RL
IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY
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Comments (If you need additional space, please attach additional pages):

I oppose this Project
See letter enclosed.
Chuck McClain



SIGNATURE

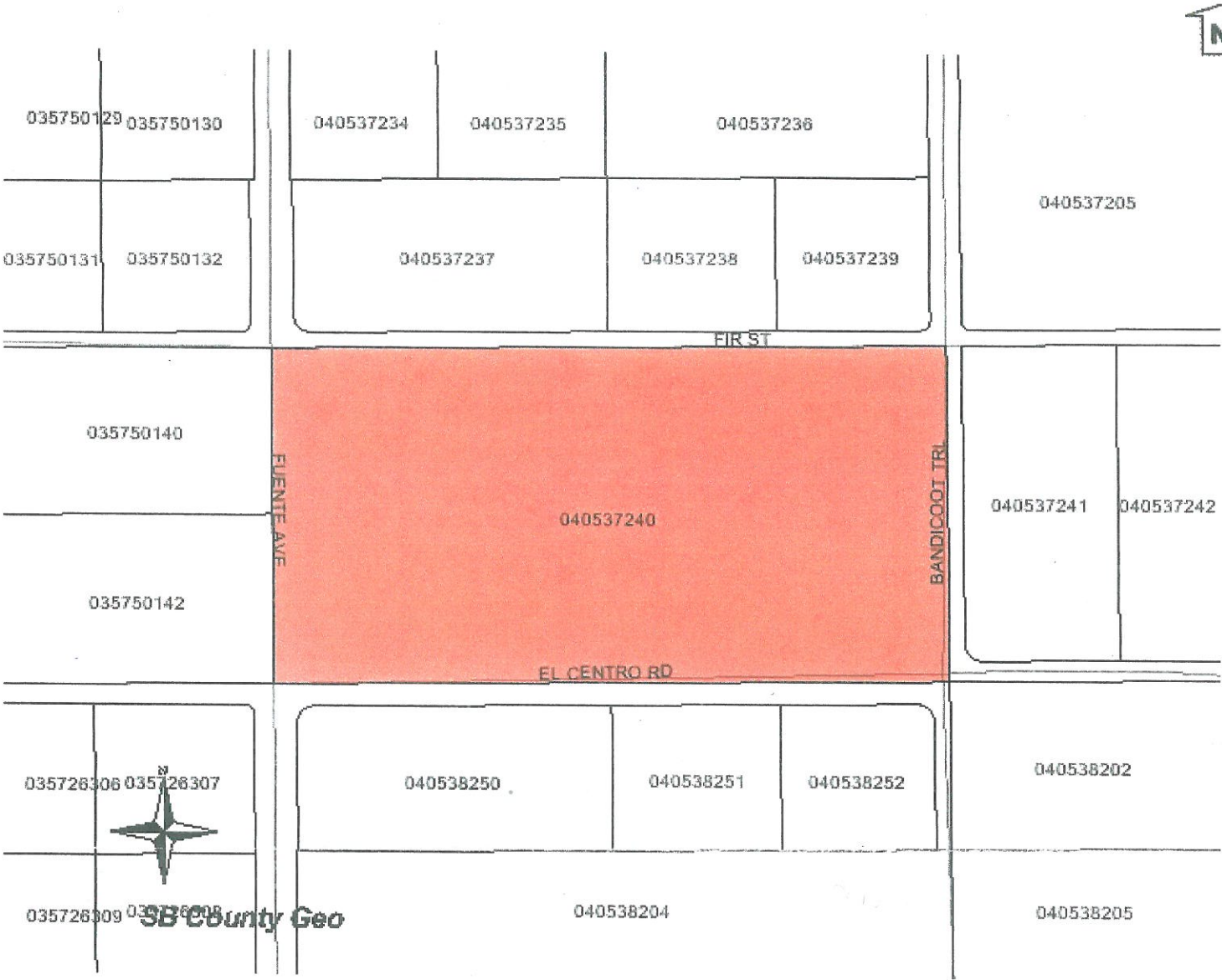
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PARCEL MAP



Chuck McClain
13312 Ranchero Rd.,
Suite 18 - PMB 407
Oak Hills, Ca. 92344
760-617-9472

August 25, 2012

RE: Solar Facility Project in OAK HILLS - APN: 0405-372-40

Dear Mr. Matt Slowik,

I received your Planning Project Notice for Project #P201200220/CUP on 8-24-12 and I have a few concerns regarding the project mentioned above and I will refer to it as the PIQ for simplicity reasons.

1. I live directly across the street at 7695 Fuente Ave. Oak Hills from the PIQ and if this project goes through, I will consider it blight and an infringement on my rights as a homeowner to enjoy my own property. This is a Commercial Power Facility and it will be an eyesore for all that live in the area. It belongs on the outskirts in unpopulated areas.
2. Land Values around the PIQ will be destroyed and I am not willing to give my biggest asset to the owners of this property for any reason! And I do not want to have my future improvements planned devalued by this blight!
3. How do the Owners of the PIQ plan on mitigating the dust that will be created by clearing 20 acres in this fashion?
4. How are the Owners of the PIQ going to deal with the solar heat gain in the surrounding area, as there will be one?
5. I assume that the road will be paved and it will increase traffic in the area. In short, it will turn Fuente Ave., El Centro Rd. and Bandicoot trail into a freeway for the parents traveling to Mesquite Elementary School?
6. Flood Control: I have lived here for eight years and I know the storm runoff pattern. I had to give 84 feet of my property when I sub-divided my ten acres on El Centro Rd from Fuente to Bandicoot. The water enters the PIQ at about 700 feet from the east end of the property and never leaves it, it perks right into the ground. So when this PIQ is compacted the storm runoff will head straight down Bandicoot towards Mesquite and will destroy the road.

7. What are these Solar Panels made from? We have had fires in the past and what is going to happen to the toxic chemicals in these panels if they burn?
8. Coronus Energy started the process of buying the PIQ on Nov.7, 2011 with the intent of producing a Solar Facility and Nobody was notified?
Coronus Energy interred into a Power Purchase Agreement with So. Ca. Edison on March 19, 2012 and Nobody was notified?
Sycamore Physicians Partnership LLC agreed to buy the PIQ and PV assets from Coronus on April 5, 2012, and Nobody was notified?
I find it insulting and a violation of my rights as a property owner to have a facility of this nature go unspoken of until August 23, 2012

I have talked to Mr. Dutta who said he is one of the Sycamore Partners, and he is full of misrepresentations. He said he is buying a house directly across the street from the site on El Centro Road. This is not true! There are three houses there and I own one of them and the other two are not selling.

He also stated that the PIQ would negate the Hoover line, a high tension power line, this is not true, there is no line planned.

So it seems we have a Canadian Company (Coronus) dealing with an out of state investor (Sycamore) lying to the public and painting a pretty picture for us all. This would impact this area in a very negative way! Isn't this area zoned RL ?

My answer is NO

Respectfully,



Chuck McClain



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)

PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

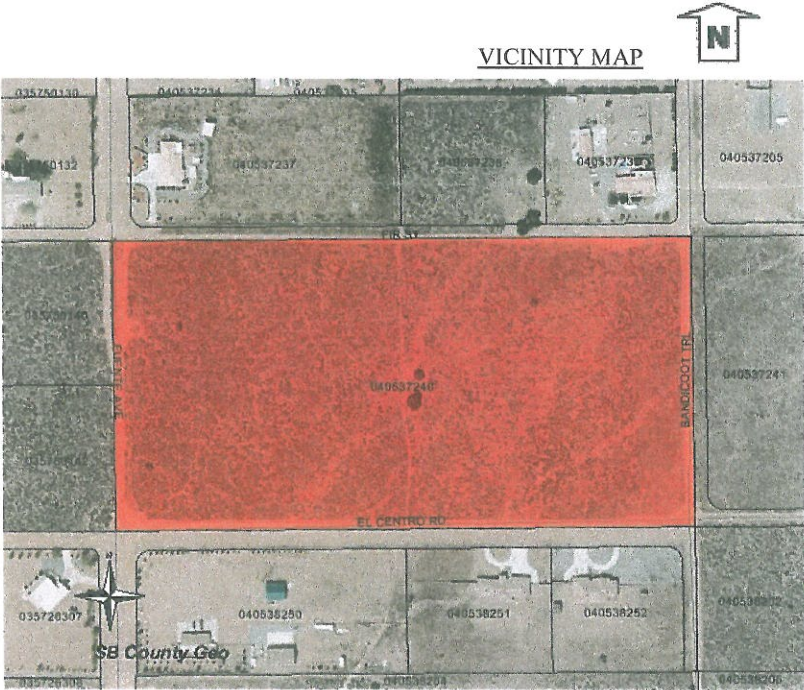
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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Comments (If you need additional space, please attach additional pages):

I oppose this Project,
See letter Enclosed.
Gail McClain



SIGNATURE

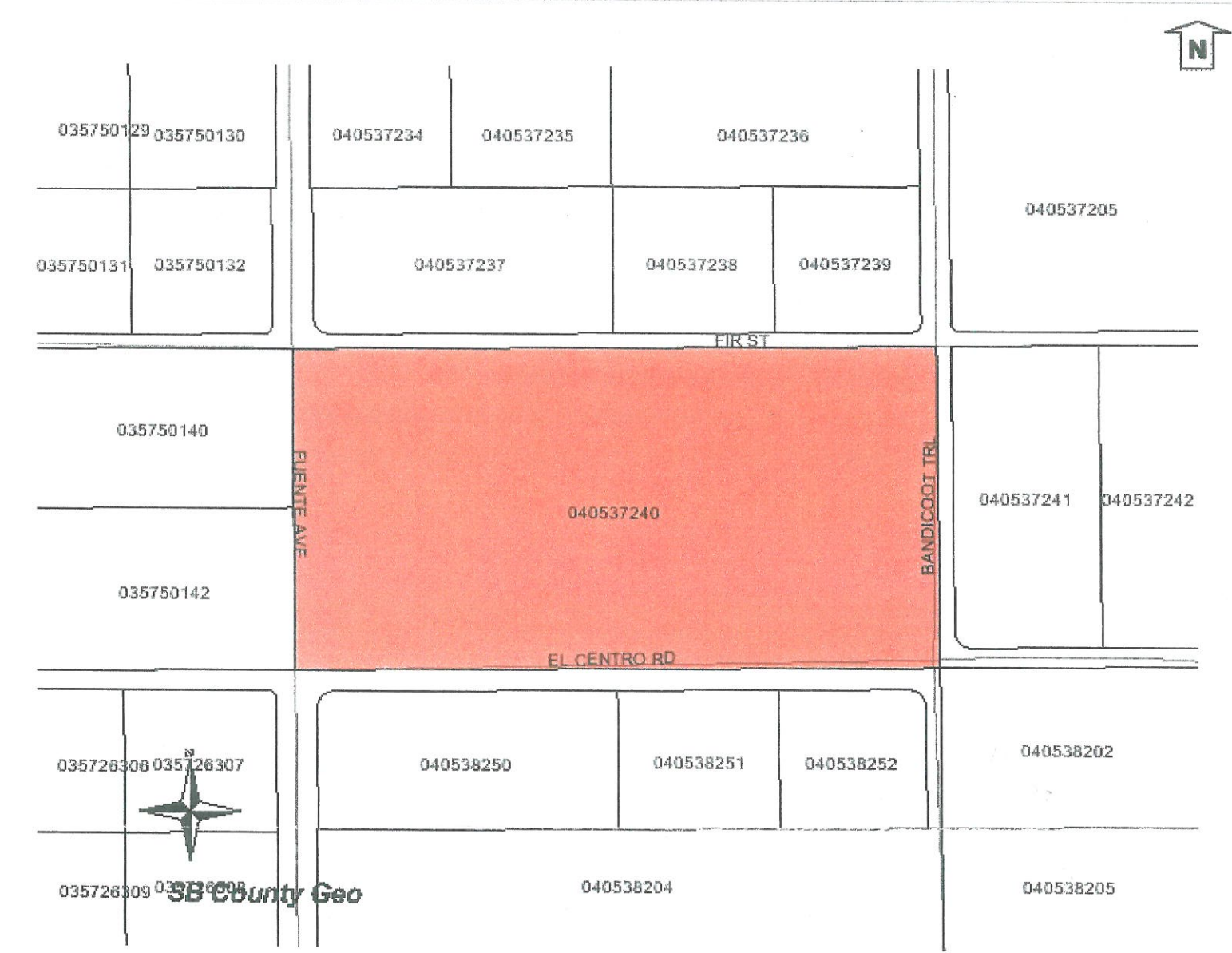
DATE

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PARCEL MAP



Gail McClain
13312 Ranchero Rd.,
Suite 18 - PMB 407
Oak Hills, Ca. 92344
760-887-3374

August 29, 2012

RE: Solar Facility Project in OAK HILLS - APN: 0405-372-40
Planning Project Notice for Project #P201200220/CUP

Dear Mr. Matt Slowik,

I cannot believe that I have to write this letter to you, so I am going to say this as simple and as nice as I can! Are you kidding me? A Commercial Solar Power Generating Facility in a Residential Neighborhood! This area is zoned Single Family Residents.

I live across the street from this site, so when I look out my window or step out my front door I would see a "Sea of Ugly Solar Panels" Who would want to live this way?

What are the Health effects of living so close to a facility of this size? I have read that some people are getting ill from having solar panels on their own home! So what do you think a facility of this size will do? I have kids! Are these PV Solar Panels manufactured with toxic chemicals? If so, what will happen if there is a fire?

I am not against Commercial Solar Facilities if they are built in the proper places away from Residential neighborhoods, but this is NOT the place for one!

This will decrease property values in the area even further and if this project goes in we would want to sell, but who would want to buy it?

Please let these Solar Companies know that they should have asked the Oak Hills Residents our opinion Before they purchased the property. And also tell them that we are not willing to sacrifice our biggest asset so they can make a profit. Mr. Dutta said he loves this area and wants to buy a house here, tell him he can build a nice one on his 20 acres.

Thank you



Gail McClain



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)

PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

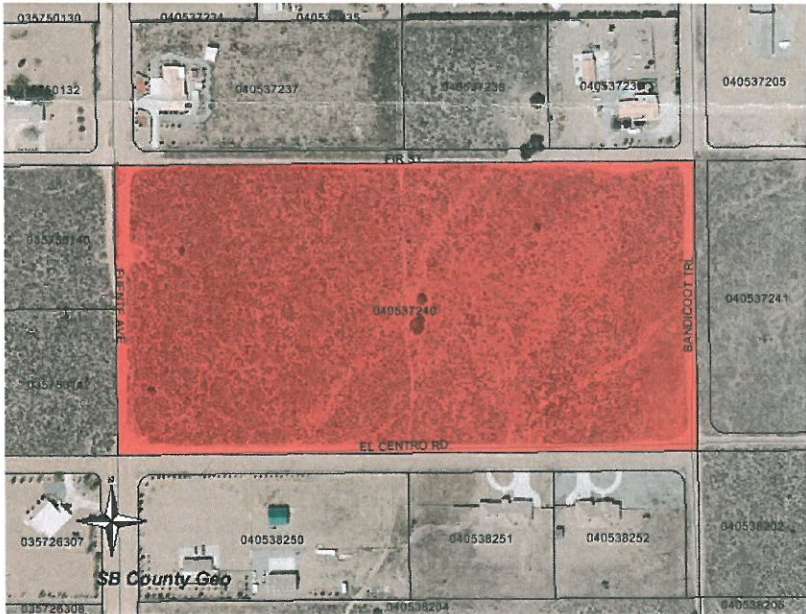
PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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Comments (If you need additional space, please attach additional pages):

Please see the
attached paper.

VICINITY MAP



GEORGE SKRZYNECKY

SIGNATURE

8/28/12

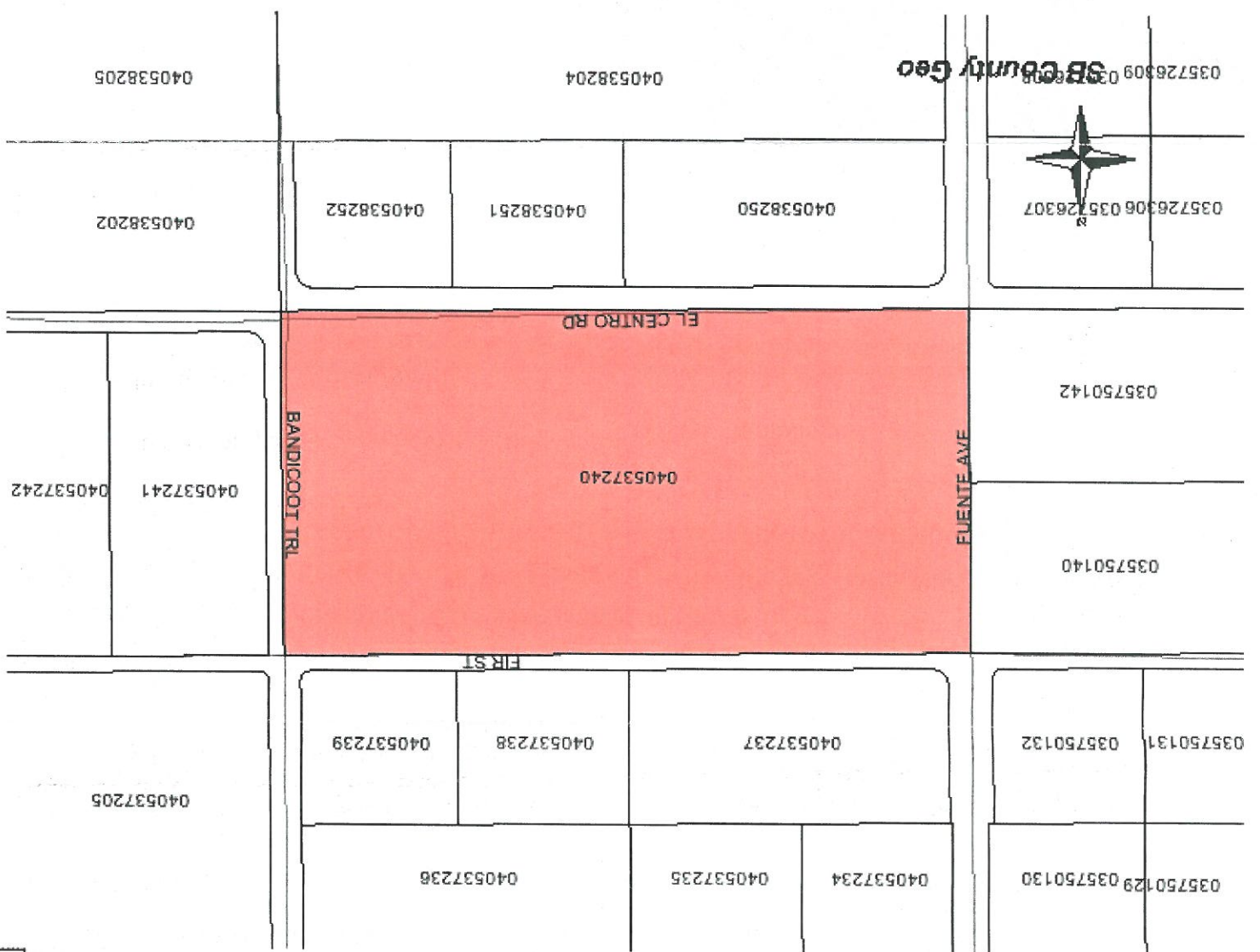
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PARCEL MAP



August 28, 2012

Planner Matt Slowik
San Bernardino County Land Services
385 North Arrowhead Ave.,
First Floor,
San Bernardino, CA 92415-0182

Dear Mr. Slowik,

The purpose of this letter is to express my opposition to the proposed project of Christine Dutta regarding assessor parcel number 0405-372-40 for project number P201200220/CUP. The proposal is a conditional use permit for a 2.7 MW photovoltaic solar facility on 20 acres located at Fir Street, El Centro Road, Fuente Avenue, and Bandicoot Trail.

I made Oak Hills my residence because of the general plan to maintain the rural, residential nature of the area. The proposed 20 acre solar facility, if approved, would be located directly in the center of a residential community, thus altering the neighborhood into a commercial area. This proposed project is in direct opposition to the general plan to maintain Oak Hills as a rural, residential community.

My reasons for opposing the Ms. Dutta's project include, but are not limited to, the following:

1. Decreased property values of Oak Hills and surrounding communities;
2. Reduced home sales opportunities;
3. Blighting the area;
4. Increased solar heat and glare to surrounding residents;
5. Increased dust and toxins within a residential community;
6. Increased traffic;
7. The need for paving the surrounding roads;
8. The increased possibility of flooding surrounding areas;
9. The increased potential for fire as well as environmental harm and chemical pollution;
10. Decreased residential building and revenue;
11. Decreased residential population;
12. Failure to follow the general plan of keeping Oak Hills rural;

13. Failure to follow the general plan of keeping Oak Hills residential;
14. Potential toxic and chemical leaks;
15. Potential increased solar radiation;
16. Potential discomfort to and habitat change to area wildlife;
17. Potential discomfort to local pets, including horses, due to increased glare, heat and chemicals;
18. Other potential harm affecting Mesquite Trails Elementary School;
19. Other potential harm affecting Oak Hills High School;
20. Increased crime and loitering;
21. Potential interference with the surrounding property owners' rights to plant shade trees and other structures;
22. Interference with the surrounding property owners' right to enjoy their property;
23. No reduction in neighborhood/ community energy savings;
24. Increased safety issues for utilities workers;
25. Complications regarding how and where surplus energy and electricity from the panels will be stored;
26. Potential water table contamination resulting from damaged solar panels;
27. An increase in the electromagnetic field produced by the panels effecting residents;
28. Potential harm to firefighters in the event of a fire, including exposure to toxins and carcinogens;
29. Failure to dispose of the panels in a safe, environmentally sound manner;
30. Potential lack of governmental oversight to ensure the safety of the facility, as well as proper disposal methods of panels;
31. Other as yet unknown harms.

Oak Hills is a uniquely rural residential community. My neighbors and I have moved here because of the rural charm and safety. The proposed solar facility will harm the property values, prevent re-sale of homes, discourage new residents from building homes and moving in, and strip Oak Hills of its rural, residential nature.

I have attached a stamped, self addressed envelop and wish to be notified of the project decision.

Thank you for your time and consideration regarding this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Skrzynecky", written in dark ink.

George and Nadine Skrzynecky
13675 El Centro Rd.
Oak Hills, CA 92344

8/29/2012

Re Applicant Christine Dutta
Re: Parcel # 0405-37240 attached
Project # P201200220/CUP

Dear Sirs

My name is Robert Schum, my wife Donna and I built our retirement home one block from this proposed site. Of course when we built, it was because it was peaceful and quiet, and at 72 yrs old we deserve that. Now here comes another get rich, BLC who could care less about us. As you know in planning they probably don't know that the 20 acres ~~across~~ from their proposed solar farm was given to the city/county, whatever for a grade school. Wouldn't that be wonderful! High line wire's, and all that go with transmission of power across street directly from a school. In addition. Bandicoot trail now has 51 cars per day going to the grade school on the corner of Mesquite and Bandicoot. They would all have to go right by this eyesore, and it the traffic on this undeveloped Bandicoot is already dusty & horrible for ~~our~~ residents as it is. I spent my life savings to build, live and die peaceful in undeveloped area for that reason. Please don't let them ruin our place. The land values are already horrible.

Thank you 760-412-7266

Robert & Donna Schum
13924 Rodeo/Bandicoot trail

ATTENTION PROPERTY OWNERS

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ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)

PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

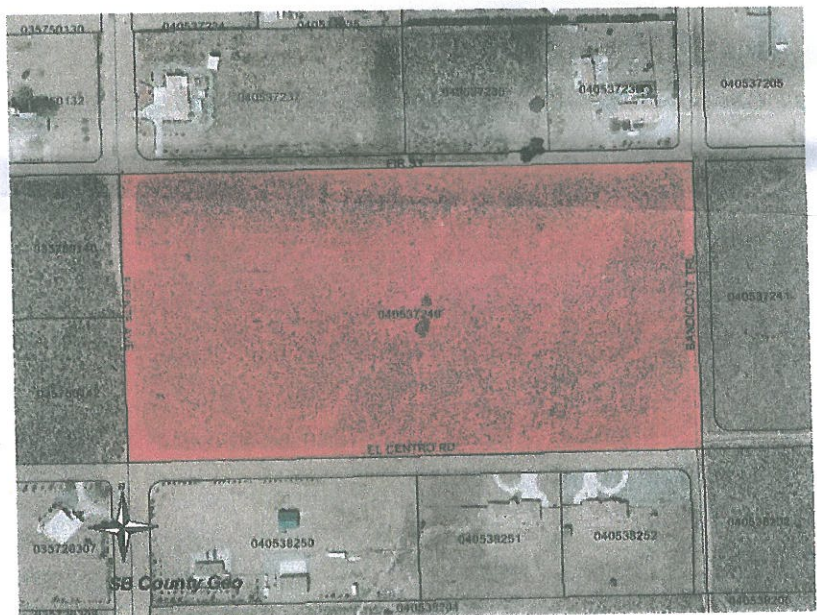
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

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Comments (If you need additional space, please attach additional pages):

VICINITY MAP



SIGNATURE

DATE

AGENCY

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IF A PUBLIC HEARING IS HELD ON THE PROPOSAL YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN

Slowik, Matt - LUS

From: E. Skrzynecky [skrzynecky@hotmail.com]
Sent: Monday, August 27, 2012 11:37 AM
To: Slowik, Matt - LUS
Subject: Oak Hills Solar Project

Dear Mr. Slowik,

My name is Elizabeth Skrzynecky and I have received a planning project notice from your office regarding project number P201200220/CUP. The proposed project entails a conditional use permit for a 2.7 MW photovoltaic solar facility on 20 acres located at Fir St., El Centro Rd., Fuente Ave., and Bandicoot Trail - a residential area. The letter states that I have until Thursday, September 6, 2012 to respond regarding this project. However, I would like to know more about this project.

Specifically, I would like to know the procedures for applying for a conditional use permit, how such a variance request is handled by San Bernardino Land Use Services and what options residents have in being informed of such proposed projects. Will there be a public meeting to discuss this proposed 20 acre solar facility located within a residential area? What are the requirements for a public meeting?

Thank you for your time and I look forward to your response.

Sincerely,
Elizabeth Skrzynecky
(909) 728 - 1491



PATRICIA LEE SOWERS

7985 Bandicoot Trail
Oak Hills, California 92344
760-947-3801
August 30th, 2012

San Bernardino County Planning Department
Attn: Matt Slowik - Planner

Regarding: Project #P201200220/CUP, Parcel # 0405-372-40

Dear Matt,

It was brought to my attention that a Project Plan for a Solar Plant has been submitted to the San Bernardino County Land Use Services. This "proposed" Solar Plant is to be built on a 20 acre parcel right in the middle of 2.5 plus acreage homes, in the Community of Oak Hills..... With all due respect, Are you kidding me!

As a resident of Oak Hills, less than 3 blocks from the proposed site, I cannot believe this is even up for consideration, although I realize, by law, anyone has the right to apply for commercial projects. This area, a 20 acre parcel West of Bandicoot Trail, East of Fuente, South of Fir and North of El Centro is zoned for residential homes on 2.5 plus acre lots, not for Commercial "Out of Town/State Investors" to come in and disturb our rural, quiet life styles. This "proposed" project/parcel sits right smack dab in the middle of these wonderfully rural homes.

We, as residents, want nothing more than to enjoy our acreage and quiet rural life with our horses and other animals, along with the natural foliage of the desert. The residents of Oak Hills, have been struggling to get our housing values back to a respectable range for the type of acreage and homes we have. Now another outside/out of state "Group" comes along with a no idea of what our Community consists of or is about, I have to assume they just think of it as uninhabitable desert and their "proposed" projects threaten to destroy everything we are working so hard to save and preserve.

Solar energy plants are a wonderful thing but there are appropriate areas to construct such sites and that is not in the middle of our homes.

I can not imagine getting up every morning to look out my window and see a bunch of solar panels facing my front window. I can't think of anything more depressing than to loose our view of nature's natural desert and its habitats.

Additionally, many of our dirt roads have either washed out or have, sadly enough, been destroyed with, "off roaders", large trucks and heavy equipment using them to cut through to other areas of our desert rather than using the main paved roads. None of our County roads are maintained by the County of San Bernardino. We don't need any noise and added traffic, not to mention unnecessary dust in our community from the comings and goings of commercially related traffic, not only during construction but even there after.

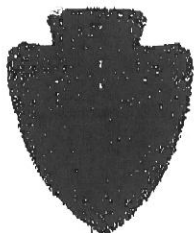
The thought that any "commercial investor" would be so unconcerned with the people of a community they are trying to encroach upon is beyond me. Coming into the middle of a highly desirable rural residential community, plopping down a bunch of solar panels in the middle of housing and thinking that anyone living in Oak Hills would welcome this gives the appearance to driven by money with no respect for anyone or anything other than themselves and the almighty dollar. I truly believe if the person or persons behind this project were so proud of what they are trying to do, then why only notify the minimal residents required by law with in 300 feet of the proposed project. Why not have a big Community "hoop la" and celebrate their intent with the Oak Hills Community. Well we know the answer to that now don't we? They all know this is not acceptable to our beautiful Community and apparently they don't care, that's why they appeared to have quietly slithered in under the radar.

There is plenty of uninhabited, empty desert land where there are no beautiful homes to destroy the value of so look else where. And yes, I know they need to be close to the Grid but find a place that is not in the middle of an existing Community. If they don't have enough funds to go further out and hook into the Grid then they need to save their little pennies until they have enough to do it right and not at the expense of a lot of innocent Home owners. **There are appropriate places to have a Solar Plant but right in the middle of Oak Hills Community is not one of them.....**

Yes, I am disgusted and tired because these various "commercial investors" continuously try to back door us with all these different projects and it causes the Community to always have to be watching our backs in our own backyards. We have our own lives to live and our time certainly could be put to better use than always having to guard our territory and watch for unwanted "commercial projects"!

Thank you for your consideration in this matter.

Sincerely,



**SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE**

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

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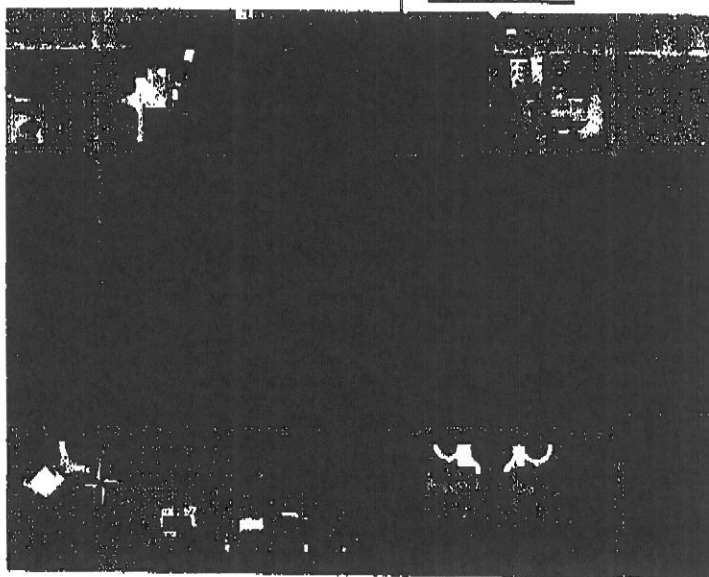
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ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)
PROJECT NUMBER: P201200220/CUP
APPLICANT: CHRISTINE DUTTA
LAND USE DISTRICT (ZONING): OH/RL
IN THE COMMUNITY OF: HESPERIA/IST/ SUPERVISORIAL DISTRICT
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL, BOUNDED BY
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Comments: (If you need additional space, please attach additional pages):

VICINITY MAP



I OPPOSE This

Ralph M. Spivelli
13874 FIR STREET OAK HILLS
CA. 92344

[Signature]

8/27/12

SIGNATURE

DATE

AGENCY

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MR MATT SLOWIK

Pg 1 of 2

APPLICANT CHRISTINE PETTA

PARCEL # 0405-372-40

Ralph Michael Spinelli

13874 Fir Street

OAK HILLS CA

I am an OAK HILL RESIDENT THAT IS CONCERNED ABOUT THE LARGE SOLAR PROJECT THAT WILL BE ADJACENT TO MY PROPERTY. I ENJOY THE RURAL LIFE STYLE AND MOVED TO THIS BEAUTIFUL AREA TO AVOID LARGE GROWTH PROJECTS NEAR MY NEIGHBORHOOD. THIS PROJECT WILL EFFECT MY FAMILY'S LIFE STYLE AND IS FUNDED BY AN OUT OF STATE INTEREST FROM OHIO.

BESIDES ALL THE WILD ANIMALS THAT ARE AT RISK, OWL, DESERT TORTOISE, TURTLE, QUAIL, RABBITS COYOTES, MANGANO MOUSE, FROGS. THEY WILL BE LOST FOR EVER.

WE ALL MADDY ARE WANTING A SCHOOL BUILT EAST OF THIS THOUGHT OF PROJECT. IF THAT ISN'T ENOUGH.

PLEASE RE CONSIDER THIS PROJECT TO AN AREA OUT PAST NORTH OF 395 WHERE OTHER SOLAR PLANTS RESIDE.

P12

From what I've heard of, other solar plants
That were put in - Arizona - Nevada -
The investor got his money - started up project
Then the plant came ABRUPT - That's not
Something I would like to see here in Calif.
As so many buildings and residents are vacant.

As I have learned from that project
US homeowners close to this will not receive
any benefits from this project, but a higher
electricity bill & higher tax.

As a tax payer I DO NOT want this
project in my neighborhood. We moved
to this area to stay away from
this kind of commercial build up.

Ralph Michael Spirelli
13874 Fir Street
Oak Hills Ca. 92344
760 948 2372

I oppose
this

SEP 03, 2012 02:19P

000-000-00000

page 1

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ASSESSOR PARCEL NUMBER: 0405-372-40

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APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

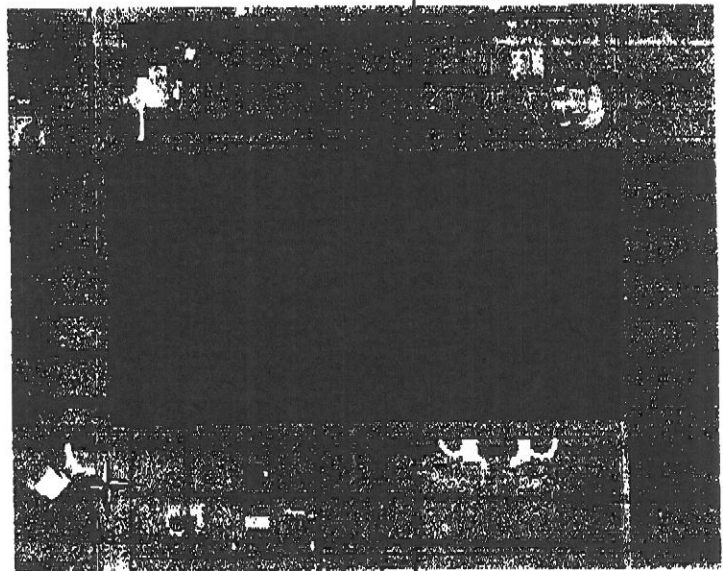
IN THE COMMUNITY OF: HESPERIA/ST/SUPERVISORIAL DISTRICT

LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

PROPOSAL: CONDITIONAL USE PERMIT FOR ALE MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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VICINITY MAP



I OPPOSE OF THIS PROJECT

SIGNATURE

DATE

8-3-12

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Dear MR SLOWIK. 909-387-4372 - FAX 909-387-3223

Applicant - CHRISTINE DUTTA

APN # 0405-372-40

I am an OAK HILLS Resident that is concerned about a large solar project that will be adjacent to my property. As you know past Mojave Solar sites have faced political pressure. Special interest groups are protecting our scenic Mojave Desert. The Western Burrowing Owl, San Bernardino Kangaroo Rat and the Desert Tortoise all reside within the area. The loss of vegetation and overall decline in air quality through major rezoning. Rezoning this family based neighborhood will put our children at higher risks with increased traffic flow and worsening environmental impacts. We moved to a rural neighborhood to get away from major development. As a taxpayer, with our money paying for this my family and I oppose of this project.

Gary Bond

7838 Fuente

OAK HILLS CA 92344

- GARY BOND -

Pete & Ruth Sanchez
13636 Hi st
Oak Hills, CA 92344

FISCAL ADMIN

2012 AUG 31 PM 4: 04

We are not against Commercial Solar or
wind facilities at all if they are built
in the proper places.

We are concerned that land values will
decrease even further, increased dust,
Solar heat gain, increased traffic and
flood control. And these panels are
manufactured with toxic chemicals
so, what happens if there is a fire?

Yes, We oppose to this company building
this Solar Facility in our neighborhood.

Assessor Parcel # 0405-372-40
Project number - P2012 00 220/cup
Applicant - Christine Gutta

Thank you
Pete & Ruth Sanchez
8/29/12

September 6, 2012

Via Fax (909) 387-3223 & U.S. Mail
San Bernardino County Land Use Services
Attn: Mr. Matt Slowik, Planner
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Copy to:
Via Email: (SupervisorMitzelfelt@sbcounty.gov) & U.S. Mail
San Bernardino County Land Use Services
Mr. Brad Mitzelfelt, Supervisor, Vice-Chair
385 North Arrowhead Avenue, 5th Floor
San Bernardino, CA 92415-0182

Re: Project No. P201200220/CUP
*Proposed Conditional Use Permit for a 2.7 MW Photovoltaic Solar Facility on
20 Acres*
Comments By Neighboring Property Owner

Dear Mr. Slowik:

These comments in opposition to Project No. P201200220/CUP are submitted on behalf of Mr. Larry Sommerfield, Trustee of the Lancaster/Hesperia Property Trust, which is the owner of a parcel of property APN 0405-382-03 ("Sommerfield Property"). Mr. Sommerfield is the Trustee of this property, which is held for the benefit of his 92 year old mother, Mrs. Jane Sommerfield. Mr. Sommerfield was advised of the proposed project by a notice dated August 22, 2012.

The Sommerfield Property is located approximately ½ block east of the proposed project (appx. at the intersection of El Centro Street and Topaz Avenue). The Sommerfield Family has owned the Sommerfield Property for decades. They have long looked forward to developing the Property.

According to the scant information provided in the August 22, 2012 letter, the proposed project would involve a "2.7 MW Photovoltaic Solar Facility" constructed on "20 Acres" at APN 0405-372-40. The Land Use District/Zoning is OH/RL. No further information is provided (other than the name of the applicant and the bordering streets (Fir, El Centro, Fuente, and Bandicoot Trail).



Mr. Sommerfield opposes the proposed project for the following reasons:

- The project is totally out of character with the residential nature of the surrounding area.
- The project is inconsistent with, and contradictory to, the local and general plans applicable to the Oak Hills area in which the project is to be located.
- The project will interfere with the orderly development of the Oak Hills area. The project would change the area from rural, residential living to an ugly industrial setting.
- The project would impose ugly aesthetic damages, visual pollution, which cannot be mitigated.
- The project would threaten the environment, and the health and safety of the neighbors, by exposing them to electrical emissions, risk of release of toxic chemicals, waste heat.
- The project would negatively impact the local area, diminishing property values.
- The project would trigger excessive dust, trash, and debris in the surrounding area.
- The project would trigger excessive traffic that cannot be mitigated.

These problems are apparent from the bare-bones August 22, 2012 notice. The proposal is further defective because:

- Only inadequate and insufficient information concerning the proposed project has been made available.
- We have been unable to locate additional information to understand the true extent of the impacts.
- Calls to your office for additional information have not been returned.
- Before any further steps are taken, and before any final report is made to the planning commission or board of supervisors, full information must be provided to the public. Additional time must be given to affected property owners for this review.



San Bernardino County Land Use Services
Attn: Mr. Matt Slowik
September 6, 2012
Page 3

- Only after such information has been made available, and further comments can be made based on this information, should any further action be taken or considered.
- A postponement of all such action is requested until full information is provided.

On behalf of Mr. Sommerfield, we request notice of all future proceedings concerning the proposed project. Give notice of all further proceedings concerning the proposed project to the following:

Mr. Larry Sommerfield
Trustee of Lancaster/Hesperia Property Trust
c/o Direct Print Communications
201 East Sandpoint, Suite 400
Santa Ana, CA 92707-5742

Copy to:
Mr. Jeffrey A. Robinson
Robinson & Robinson, LLP
Counsel for L. Sommerfield, Trustee of Lancaster/Hesperia Property Trust
2301 Dupont Drive, Suite 530
Irvine, CA 92612

Thank you for your prompt attention to these matters. Please contact me if you have any questions.

Very truly yours,

A handwritten signature in blue ink, reading "Jeffrey A. Robinson".

Jeffrey A. Robinson

Copy: Mr. Larry Sommerfield

KIMBERLY PERRY HATCHER
7930 Lassen Road
Hesperia, California 92344
760/948-2342
kphatcher@msn.com

To: San Bernardino County Planning Dept **From:** Kimberly Perry Hatcher

Fax: 909/387-3223

Pages: Two, including cover

Phone:

Date: 9/5/2012

Re: Project No. P201200220/CUP

cc:

Proposed CUP for Photovoltaic Solar

Facility

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please see attached letter opposing the issuance of this CUP.

7930 Lassen Road
Hesperia, California 92344
760/948-2342
kp Thatcher@msn.com

September 5, 2012

(Via Fax: 909/387-3223)

San Bernardino County Planning Department
385 North Arrowhead Avenue
San Bernardino, California 92415

Re: Project No. P201200220/CUP
Proposed Conditional Use Permit for Photovoltaic Solar Facility

Ladies and Gentlemen:

I am the owner of property located at 7930 Lassen Road in the Oak Hills Area of Hesperia (east of the Freeway). I am writing this letter to strongly oppose the issuance of a Conditional Use Permit which would allow the building of a 2.7 MW photovoltaic solar facility on 20 acres bounded by Fir Street, El Centro Road, Fuente Avenue and Bandicoot Trail.

Although this facility would not be "next door" to my property, I feel the dangers associated with solar facilities (including heat, possible toxic leakage, possible flooding during severe rains, disruption and threat to wildlife) plus the undeniably negative effects on property values in the vicinity of the facility make it very undesirable for our rural community. Most Oak Hills property owners (myself included) purchased our acreage because we wanted to be in a rural community—certainly we never anticipated the possibility of something as egregious as a solar power plant springing up amid our homes.

I urge the County to deny the Conditional Use Permit for this project and to deny any similar future projects within our community. You may feel free to contact me at the address, phone number and e-mail above if you have any questions.

Very truly yours,



Kimberly Perry Hatcher

/kph

Wednesday September 5, 2012

Opposition Letter, Project number - P201200220/CUP

Mr. Supervisor Mitzelfelt,

This letter is to voice my wife and my personal opposition to the two proposed solar projects in our Oak Hills community of the high desert.

I understand that land for such projects is abundant and relatively inexpensive for such projects in the Oak Hills area; however these proposed projects are located in a neighborhood zoned R/L (Rural Living). **Not only will the numerous homes surrounding this location be negatively impacted by this project if it is approved, all of Oak Hills will be negatively impacted as it would set a precedent for approval of future utility projects. We are not in opposition to the description of this project BUT are in opposition to the attempt of locating it in an extremely inappropriate location within our rural residential community.**

I trust that as my elected county supervisor, you will do everything in your power to deny the Conditional Use Permit required for both these projects to proceed.

Best Regards,

David and Tracey Whitson
7682 Coleridge Rd.
Oak Hills, Ca 92344



**SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE**

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning **no later than September 06, 2012** to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, MATT SLOWIK at (909) 387-4372 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)

PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

ABSOLUTELY NOT!!

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

VICINITY MAP



Residential area -

Dary & Pam Wilson
SIGNATURE *13577 Mission St*
Oak Hills, Ca

August 27, 2012 DATE
Sept 5, 2012 DATE
Resident & HUD
employee

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

September 5, 2012

San Bernardino County
Land Use Service
385 N. Arrowhead Avenue, First Floor
San Bernardino, Ca 92415-0182

Re: Project # P201200220/CUP
Applicant: Christine Dutta
Land Use Dist: OH/RL
Located at: Fir St., El Centro Rd., Fuente Ave. & Bandicoot Tr (Bounded by)
Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic Solar Facility on 20 acres

Gentlemen:

We are writing this letter to voice our opposition to the above project. Location of a solar facility in an area zoned for rural living and bounded by homes is absolutely unacceptable.

The homes bounding this project and the entire area of Oak Hills will be negatively impacted by the project. There will be increased heat generated by the facility. There will be a problem in the area from reflection. There will be additional problems with noise when the project is being built. This project will cause a negative impact on property values in the entire area. There is a concern of a negative impact to the properties in the area when the land for the project is cleared. There will be additional run-off from the project property during rain which could cause flooding. A flood control channel to divert the water away from all residences in the area would be necessary. This area is in an area that is subject to wildfires—are there harmful chemicals in the photovoltaic solar panels that could be released in the event of a fire? Will an environmental study be required to indicate negative impact on the wildlife in the area?

This project is being presented by people who do not live in the area and have no concern for the residents who do live there. They are there for profit only. The finished project will offer no benefit to the immediate area. Projects of this nature should be located in more remote areas, not near homes.

It is our desire that this project be stopped now as it is not appropriate for the area. Additional cost to the County will be incurred if the project continues to move forward. Stop it at this level now.

Very truly yours,

DAVID & JUDITH GOUGER
10129 Smoketree Rd.
Oak Hills, CA 92344
760-949-5621

August 31, 2012

FISCAL ADMIN

2012 SEP -5 PM 2: 06

Planner Matt Slowik
San Bernardino County land services
385 N. Arrowhead Ave.
First floor
San Bernardino, CA 92415 – 0182

The purpose of this letter is to inform you of my concerns regarding the proposed construction of a 20 acre photovoltaic solar facility proposed on a vacant lot surrounded by Fir Street, El central road, Fuente Avenue, and Bandicoot trail. (Parcel # 0405-372-40)

I have received the public notice for the San Benito County land-use services and as an Oak Hill resident I am vehemently voicing my concerns regarding this proposed construction.

The following are my concerns:

1. This will create decreased property values, which in this day and age will adversely impact our home values in this decreased economy. We don't need anymore adverse conditions that impact our house's value.
2. With number one in mind if we were to try to sell our homes with this commercial monstrosity across the street or very near our homes, will impact our home sales and a decrease in value from them.
3. This also creates a blight in our neighborhood. Because of this plight we will also experience increased crime and loitering because of this high-impact target.
4. This also creates the potential for discomfort and habitat displacement to the area wildlife. (Particularly the kangaroo rat which is on the endangered species list and resides directly in this location.
5. Has there been an environmental impact report been developed on this area regarding this construction?
6. This is a commercial venture that has no place in a rural community which I believe is residential only. I will fight any change to the zoning of this area just so one individual can make money off of a commercial venture that has no business being in this residential area.
7. With regards to concern number five along with that environmental impact will be excessive noise, dirt, traffic and dust in the air.

8. Regarding concern number three, I am a retired Sgt. With the LA County Sheriff's Department and I know perfectly well about blighted areas and what new construction means to the adverse criminal element.

This criminal element though not sophisticated, will be drawn to this location like a magnet and create nothing but heartache and headache to those residents surrounding this proposed solar endeavor.

I retired to come up here to the high desert, specifically Oak Hills for the real aspects and charm of this location. The presence of a 20 acre photovoltaic solar facility directly in the center of this residential community will result in a decrease of my property value as well as a blight on the area. I want my community to remain rural, residential and safe. This commercial venture is not governmental but private. It has no business or place being in this area. It does not satisfy, help or promote any worthwhile or tangible benefit to the residents that will have to put up with this monstrosity. It only lines the pocket of the owner.

Your help and insight in listening to the residents is greatly appreciated.

John Best

A handwritten signature in blue ink, appearing to read 'John Best', with a long, sweeping horizontal stroke extending to the right.

13630 Larch Street
Oak Hill's, Ca 92344
parcel number 0357 – 263 – 09



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning **no later than September 06, 2012 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision.** Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact **Planner, MATT SLOWIK** at (909) 387-4372 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)

PROJECT NUMBER: P201200220/CUP

APPLICANT: CHRISTINE DUTTA

LAND USE DISTRICT (ZONING): OH/RL

IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT

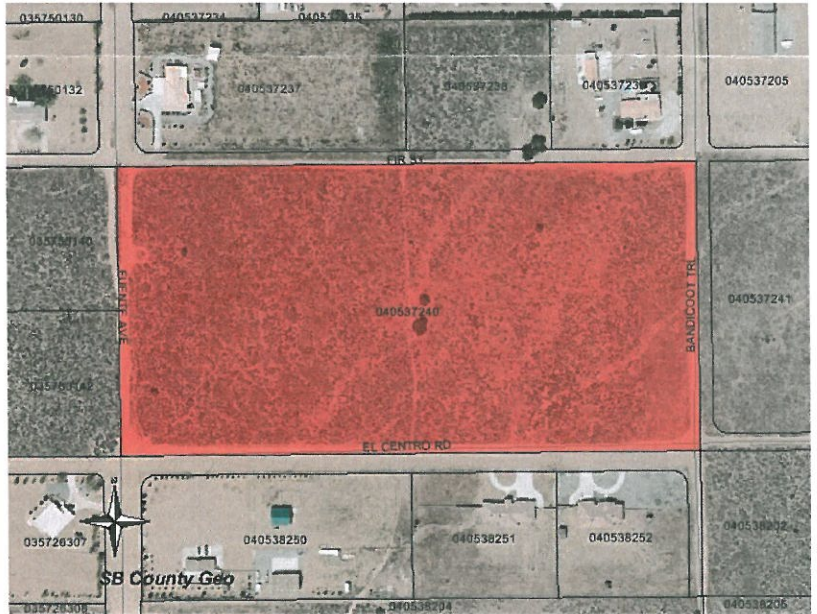
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY

PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

VICINITY MAP



GERALD A. SAUNDERS

Gerald A. Saunders 8-30-12

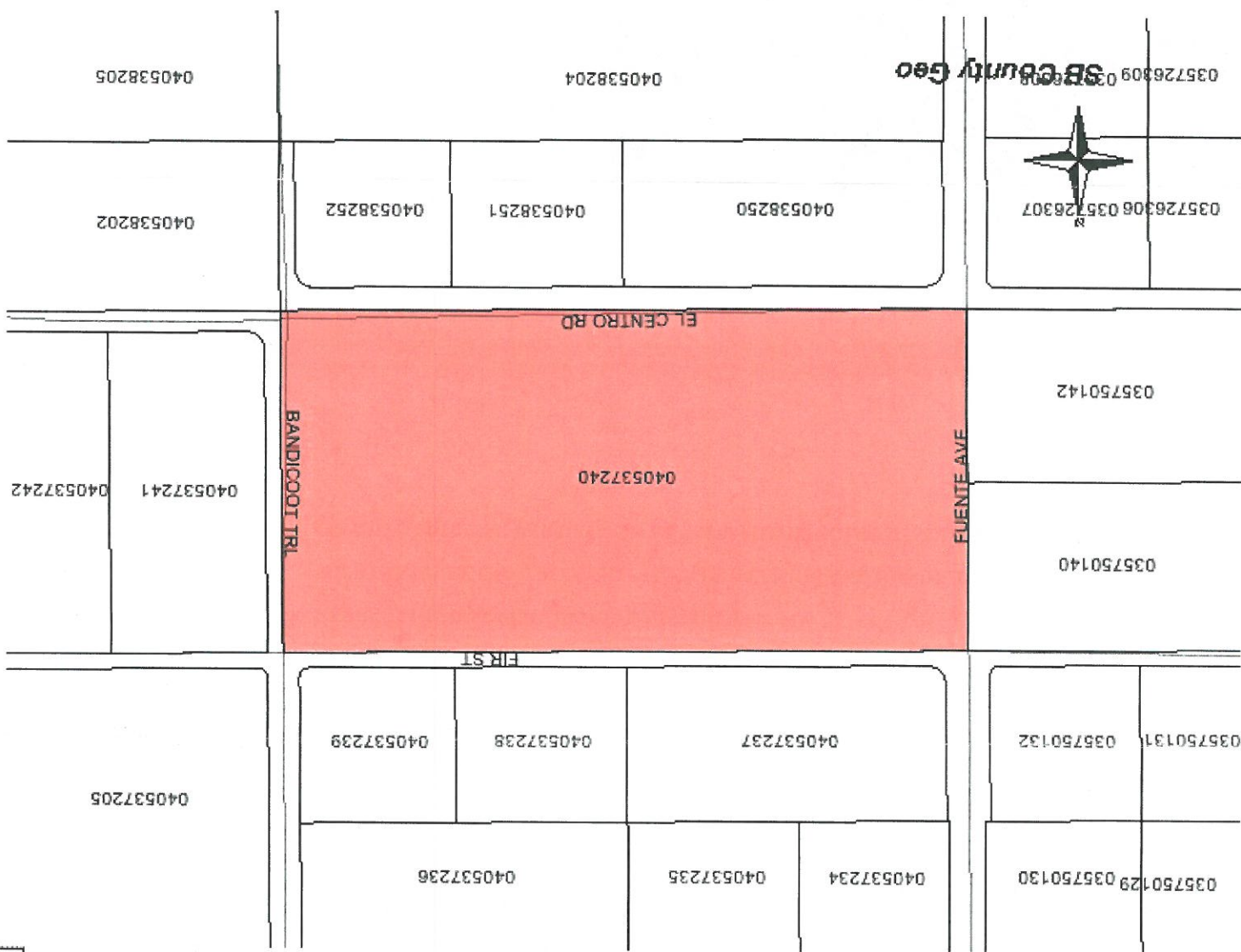
SIGNATURE DATE AGENCY

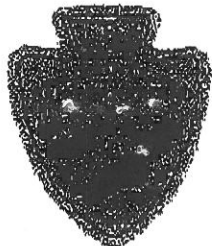
IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

SEE ATTACHED SHEET

PARCEL MAP





SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date:
August 22, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

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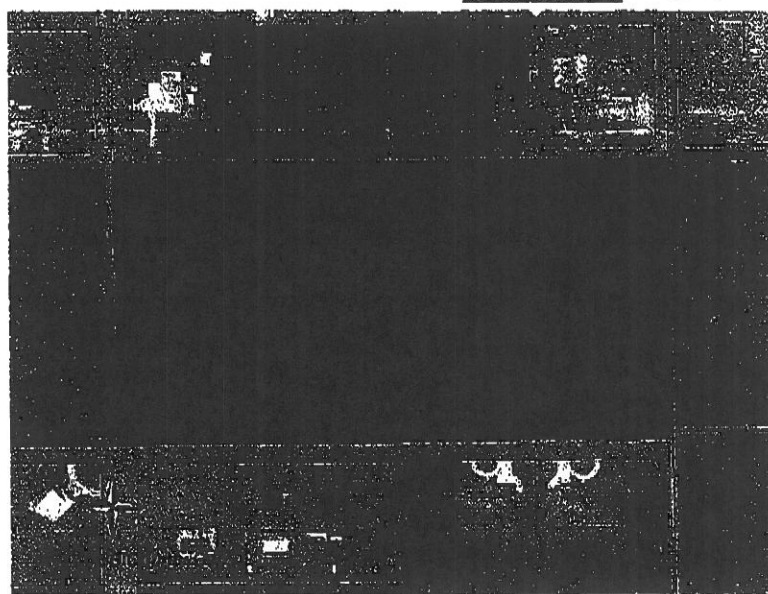
ASSESSOR PARCEL NUMBER: 0405-372-40 (See map below for more information)
PROJECT NUMBER: P201200220/CUP
APPLICANT: CHRISTINE DUTTA
LAND USE DISTRICT: OH/RL
ZONING):
IN THE COMMUNITY OF: HESPERIA/1ST/ SUPERVISORIAL DISTRICT
LOCATED AT: FIR STREET, EL CENTRO ROAD, FUENTE AVENUE, AND BANDICOOT TRAIL; BOUNDED BY
PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20 ACRES.

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Comments (If you need additional space, please attach additional pages):

DEAR SIR S:

VICINITY MAP



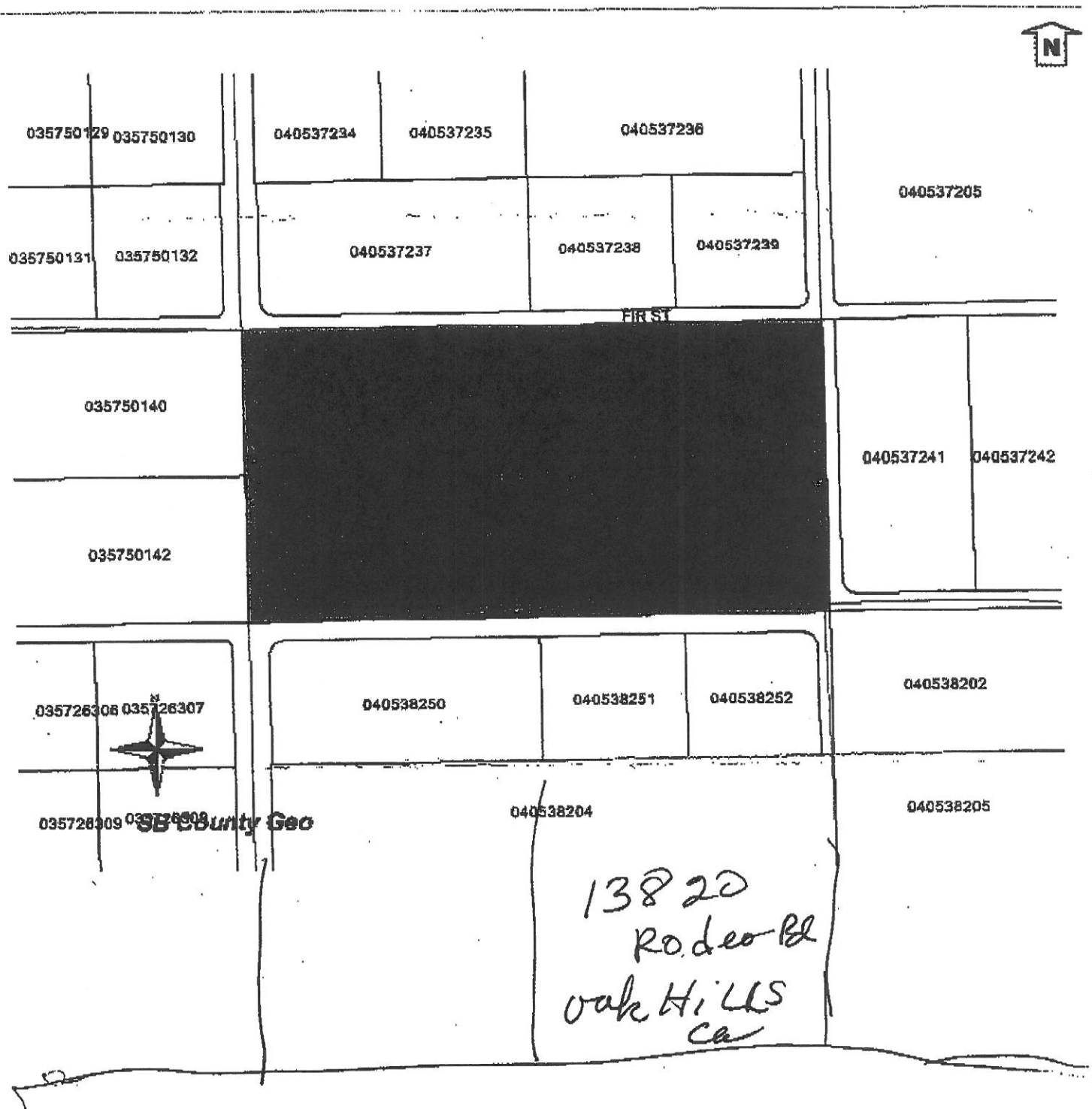
Signature: Belle Evelyn Atkins Date: Sept 6 2012 Agency: W.R. Atkins Trucking

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

13820 Rod Road 7760, 947, 4261
Oak Hills, Ca.
92344

PARCEL MAP



Sept 12
2012

DEAR SIRs,

This letter is to protest
the building of said solar
power plant.

As far as we know
at this time no one
wants this solar plant
at said location.

Our property is half
what it used to be, if
this plant is built
property will go down
further.

Also all people N. of
said plant will have
water problems when it rains,
please find another
location for this solar
plant.

WILLIAM R. ATKINS

William R. Atkins

EVELYN J. ATKINS

Evelyn J. Atkins

September 6, 2012

FISCAL ADMIN

2012 SEP 11 AM 9:49

San Bernardino County
Land Use Services
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Attention: Matt Slowik, Planner

Assessor Parcel Number: 0405-372-40
Project Number: P201200220/CUP
Applicant: Christine Dutta

Dear Mr. Slowik,

I have been made aware of this proposed Conditional Use Permit for the property listed above at the Oak Hills Property Owners Association meeting held on Tuesday, September 4, 2012.

I am totally against this proposed Conditional Use Permit for the residential lot in question which is in the middle of an established residential area in the Oak Hills. As a resident of Oak Hills, I feel it would lower our property values and should not be built in a residential area. I also own two pieces of property in the nearby Hesperia area which would also be impacted. I lived in this general area for the past 22 years and am very concerned with the development of the Oak Hills community.

Oak Hills is a very desirable community which this proposed land use would have a negative impact on our community. Oak Hills is the gateway to the high desert and has a very good reputation and very nice homes in the area. We would like this area to remain rural residential lots. As this was one of the main reasons I chose to purchase a home in Oak Hills for the rural living and the larger lots.

This project should be built in another area which more remote than in a residential area. There is plenty of desert space available for this type of use. Please do not approve this permit.

Then there are potential flooding issues, dust issues, heat and reflection issues to be addressed if this is going to be considered.

Since we were given such a short time to address this proposed project, it would require more time to address all my concerns.

Sincerely,



Candi Anderson
11305 Muscatel Street
Oak Hills, CA 92344
(760) 948-5758 - home

Supervisor Brad Mitzelfelt
Fax: (909) 387-3223

Re: Project Number: 201200220/CUP, Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic solar facility on 20 acres located at Fir St.(North boundary), El Centro Rd.(South), Fuente Ave.(West) & Bandicoot Trail(East).

Dear Mr. Mitzelfelt:

I received our notification of the proposed solar facility (referenced above) late last week and was surprised to learn that constructing this type of facility in a residential neighborhood would even be a consideration on the part of planning, much less approved by the current zoning laws. With all the available commercial property in the high desert, why on earth would a commercial business need to be placed in the middle of my neighborhood? More profit – that's why.

We moved to Oak Hills from Fontana in 2005 to escape the congestion, noise, and other nuisances associated with living in the city and paid \$780,000 for a beautiful home on a 5 acre parcel. We invested \$250,000 of cash in this property and watched that money evaporate as the housing market collapsed. Today, we owe more money on our home than it is worth. There are no programs to bail us out because we did the right thing and continued to make our payments. Adding injury to insult; we now have an out of state group of investors wanting to cash in on the energy crisis by building a solar facility in our backyard. In addition, we are aware that as taxpayers we would be forced to fund this project through tax exemptions and governmental grants. That is grossly unfair. That the county would consider a project that will lower our property values and most assuredly lower property tax revenue for the county borders on the absurd.

The folks that own this solar facility could care less about our neighborhood, our home values, or our safety. They won't be living on this property or exposed to the various hazards of its prescncc. We will. These investors will bask in the sun of making huge profits selling energy to Southern California Edison and using our tax dollars to recoup their capital investments while we get financially burned by the further devaluation of our investment and pay higher energy bills to escape the heat of their solar panels! This is ridiculous. The energy produced in our backyard will not benefit us, we will see no reduction in our energy costs. For the home owners in the Oak Hills area, the only effect on us will be the continued loss to our property value.

We are not opposed to alternative energy development but the location, in the middle of a residential neighborhood, is not right. I would ask you to consider placing one of these solar farms 300 feet from your home and note the visceral reaction. Please do not allow this to happen to the very people that elected you.

Respectfully,


Caleb and Theresa Long
13855 Mission Street
Oak Hills, CA 92344
(760) 948-1707

San Bernardino County

Land Use Services

Planning Project Notice

Attn: Matt Slowik

September 6, 2012

Reg: 20 Acres in Oak Hills for Solar Facility

I am writing this letter in response to the letter received by me in regards to the planned project for photovoltaic solar facility on 20 acres in Oak Hills within our rural area of Oak Hills on Fir st., El Centro Road, Fuente ave., and Bandicoot trail. With so much land to develop outside of the Oak Hills area in undeveloped land masses why would you even allow this project to impact our community. With home prices down already this would be a blow to all the homes near such a site and would again bring our home prices plummeting downward. There are so many other aspects to this project that is negative that there is not enough time to go into them all. Many of my neighbors in Oak Hills are up in arms over this proposed plan.

Please review this and many more letters to come.

Please for the sake of the community do not approve this plan. We know you value our community by representing us and our resources.

Thank you, Christine and Kenneth Cassidy

Phone # 760-949-4246

8324 Jargon St., Oak Hills Ca., 92344

FAX

DATE 9/6/12

TO: MATT SLOWIK

SAN BERNARDINO COUNTY

LAND USE SERVICES

PLANNING

FAX # (909) 387-3223

FROM CHRISTINE & KENNETH CASSIDY

PHONE (760) 949-4246

T. 310.415.7897

FROM THE DESK OF
ROBERT REIMERS
12934 MESQUITE ST.
OAK HILLS, CA.92344

September 6, 2012

San Bernardino County
Land Use Services
Planning Department

I am writing this letter in opposition to the commercial utility project no. P20100220/CUP. Which is for a Conditional Use Permit that would place a commercial use within a Rural Living Zone.

The placement of this project in a residential zone would create a precedence that would negatively effect not only the property value of the property adjacent to the site, but the property value throughout the region.

The conditional use permit could be used else where in the future and I would not want such a project to go in next to my property and neither would my neighbors.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Robert Reimers".

Robert Reimers

FAX

DATE 9/6/12

TO: SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING DEPT.

MATT SLOWIK

FAX No: 909.387.3223

FROM: ROBERT REIMERS

No: 760.956.8469

PAGES 2

Miguel & Natalie Bermudez
7675 Afton Ave.
Oak Hills, CA 92344
(760)956-8209

RE: Solar Project – P201200220/CUP

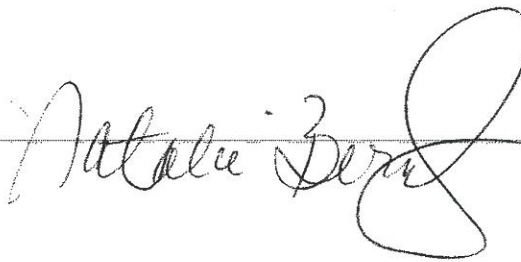
Assessor Parcel Number – 0405-372-40

Land use district: OH/RL

Located at: Fir Street, El Centro Road, Fuente Avenue, and Bandicoot Trail;

To whom it may concern:

I am opposed to this conditional use permit for A.27 MW Photovoltaic Solar facility on 20 acres down the street from my current property. This projected project will only decrease the value on our current properties already being affected due to the economy. It will also damage the roads more due to the run off of rain on panels. The county does not maintain our roads. Our main concern is the property owners that live closer than we do and how the radiation/heat of the panels will affect their daily lives. Students walking to nearby schools and pedestrians riding their horses. I believe this is a selfish decision if the proposed project is granted. They can go anywhere in the high desert but they choose to have it in a residential area because it is probably cheaper to build on residential vs commercial properties. Right now they propose 20 acres, if given the green light who says that there will be any restrictions on 5 acres in the future. Thank you, how would you like this proposed project in your backyard!

 9/6/2012

**Pam and Gary Sigler
9765 Wisteria Ct.
Oak Hills, Ca. 92344**

**SAN BERNARDINO COUNTY
LAND USE SERVICES**

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Attn: Matt Slowik - Planner

Regarding: Project #P201200220/CUP, Parcel # 0405-372-40, CHRISTINE DUTTA

Dear Mr. Slowik,

We would like to go on record as being opposed to the proposed Solar Electrical Generating Plant to be built in Oak Hills, (project # P201200220/CUP) and trust that the County Planning Department will protect the residents of Oak Hills and deny the request for a conditional use permit.

We oppose this project for all the same reasons you would not want this type of industrial complex in the middle of your neighborhood, plus the issue of the dust that will be created when the native vegetation removed and the ground is disturbed. When it rains, the rain water can no longer soak into the ground so the runoff from 20 acres of glass panels will erode the streets and flood the adjacent properties. The 20 acres in question is surrounded by very nice homes on 2 ½ + acre lots. The families that live there enjoy the space and the natural beauty of the desert. This project with it's security fence and rows of photovoltaic panels will be an ugly eyesore that will permanently depress the value of all the homes in the area.

We are "pro" solar energy but this is not the proper location for this facility. There are thousands of acres of land suitable for this project that would not impact families living in the area. We understand that this out of state, out of country, developer does not care about Oak Hills or it's residents, only about maximizing their profits. The cost for the developer to provide their own infrastructure, access and power grid connection, in a more remote location would be minimal compared to the money lost in property value to all the families living around the proposed solar plant. Why should we have to pay so this out of state developer can make more money?

All the residents of Oak Hills must maintain a constant vigil for developers trying to capitalize on our rural community. We depend on you, working in our county government, to protect us from developments that would harm our community and approve those that will benefit us. If this project should somehow be approved it will set a precedent that will have a long reaching negative affect on all of Oak Hills and San Bernardino County.

JUST SAY NO!!!

Thank You,



Gary Sigler



Pam Sigler

RECEIVED
CURRENT PLANNING
2012 AUG 37 PM 2:25

Fax Cover Sheet

To: San Bernardino County Planning
Fax #: (909) 387-3223

Subject:

Project Number: P201200220/CUP, Proposal:
Conditional Use Permit for a 2.7 MW Photovoltaic solar
facility on 20 acres located at Fir St.(North boundary),
El Centro Rd.(South), Fuente Ave.(West) & Bandicoot
Trail(East)

From:
Jim And Lynn Babinski
12834 Mission St.
Oak Hills, CA 92344

2 pages including cover sheet

RECEIVED
CURRENT PLANNING
2012 AUG 37 PM 2:24

RE: Project Number: P201200220/CUP, Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic solar facility on 20 acres located at Fir St.(North boundary), El Centro Rd.(South), Fuente Ave.(West) & Bandicoot Trail(East)

Dear Planning Staff:

We would like to raise a strenuous objection to the Photovoltaic Solar project being proposed for the east Oak Hills. As you know this area is zoned as Rural Living and while utility infrastructure is necessary to support residential housing, this project is solely a commercial venture for the benefit of investors. It is obviously that the project is being proposed with little regard for existing property owners and already depressed property values.

As residents of Oak Hills for the last 12 years we had hoped to see quality development which will benefit the Oak Hills property owners as well as the County. A few of the ways the project will negatively impact residents including the following:

- Drainage issues. The Oak Hills area has some significant problems with drainage which cause problems with roads and properties. A 20 solar project will result in a lot of water drainage into surrounding properties and roads. Unless these drainage issues are seriously and effectively addressed the project will impact roads and potentially flood any downstream properties.
- Photovoltaic projects carry a serious risk of environmental pollution. These panels generate silicon dust from the cells which can cause respiratory issues for people within miles of the project. Chemicals used for heat transfer and cooling can also impact air and groundwater.
- There are schools in the immediate area of the project will make the potential for air and ground water pollution more serious.
- There is a significant amount of air traffic on a daily basis on the East side of Oak Hills. Chp aircraft, Sherriff helicopters, Mercy Air, and the military all have aircraft flying through this area and the project would pose a treat to this air traffic.

There is plenty of desert in San Bernardino County which is not near resident development to locate a project of this type. Oak Hills has recently had or will shortly have a number of positive new developments including Oak Hill High School, the Rancho Underpass, the Rancho Interchange at the I 15, the widening of Rancho, and commercial development on Rancho and Mariposa.

This kind of project does not belong in the Rural Living area of Oak Hills. Approval of a project of this nature will certainly generate a legal challenge to the project developers and San Bernardino County. A solar project in a residential area for the convenience of an out of the area, or any developer is ridiculous.

Jim & Lynn Babinski
12834 Mission St., Oak Hills 92344

Jim Babinski 9/6/12
Lynn Babinski 9/6/12

fax**To:** Supervisor Mitzelfelt**From:** Above names**Fax:** (909) 387-3223**Pages W/ Cover:** 3**Phone:****Date:** 9/6/2012**Re:** Project No. P201200220/CUP**CC:** File☒ **Urgent**☐ **For Review**☐ **Please Comment**☐ **Please Reply**☐ **Please Recycle**

• Comments:

OUR CORRESPONDENCE REFLECT OUR CONCERNS FOR THIS PROJECT!!!

Print

Subject: PROJECT NUMBER – P201200220/CUP

From: Clara Rials (jaclar194@yahoo.com)

To: SupervisorMitzelfelt@sbccounty.gov;

Date: Thursday, September 6, 2012 7:28 PM

We became knowledgeable of Oak Hills Community being negatively impacted by the above project which will cause irreparable harm/damages throughout the area such as the following:

1. Destroying property values,
2. Causing a rise in utilities,
3. Causing extreme heat reflections throughout our community from
the solar panels,
4. Transmission wires placed overhead will cause serious heath issues,
5. Solar panels will cause contamination in neighborhoods, should a fire
break out in the Oak Hills area,
6. The use of heavy trucks transporting supplies will break utility lines,
7. when it rains the panels do not soak up the water they will cause a
sever runoff.

Our list reflects just a few damages these solar panels will cause. As a result of such a negative impact to our community, we do not want this project or any similar

projects approved in our area.

Thank you,

Mr. & Mrs. James Rials,Jr. & Clara Rials,
7432 Crown Heights Lane, Oak Hills, CA 92344
(909)229-6791 cell or (760) 956-9832

It is our suggestion that such a project should not be placed in a community but in the middle of the desert where there are no individuals living.

September 6, 2012

Mr. Matt Slowik
Planner
San Bernardino County Planning
385 North Arrowhead Avenue
San Bernardino, California 92415-0182

RE: Opposition to Project P201200220/CUP

Dear Mr. Slowik:

We are writing to express our strong opposition to the proposed project P201200220/CUP, Conditional Use Permit for a 2.7 MW Photovoltaic Solar Facility in Oak Hills. This project would greatly impact the rural neighborhood that surrounds the proposed project site. The installation of this facility would create a multitude of problems which include but not limited to an increase in vehicle traffic, excessive rain water run-off, ambient temperature increases, transmission line emissions, cleaning process contaminants effecting water quality and the reduction in residential property values. In addition, there is a serious concern of the impacts to young students that attend the Elementary School north of this project site.

This rural community provides the quality of life that so many residents appreciate and would like to preserve for future generations without being impacted by projects of this magnitude. We urge you to recommend against approving a Conditional Use Permit for this project and to recommend that projects of nature be restricted from developing in R/L zoning neighborhoods like Oak Hills.

Thank you for your consideration.

Sincerely,

Nancy Dacumos & Tony Mata
7246 Yosemite Ave.
Oak Hills, CA 92344
(909)851-1934

Slowik, Matt - LUS

From: Doug Selsam <dougselsam@gmail.com>
Sent: Friday, October 05, 2012 1:01 PM
To: Slowik, Matt - LUS
Subject: Fwd: 20-acre, 14-foot-tall solar in Oak Hills
Attachments: photo (2) 50%.jpg; afternoonfronthome.JPG; DougwithBillGatesandAngela25percent.jpg

Hello Matt Slowik and Land Use Services Department:

Thanks for talking with me on the phone a few minutes ago. Here's some info on that proposed 20-acre solar plant in Oak Hills.

Location: Bandicoot & Fir, directly across the street from my residence

Update on proposed 20-acre Solar Plant at Bandicoot & Fir in Oak Hills:

I recently talked with the developer, a Dr. Dutta in Ohio.

They have NO EXPERIENCE: This proposed 20-acre solar plant would be this would-be solar developer's **first project**.

They have not decided on a brand or model of solar technology yet.

Dr. Dutta told me to **ignore the drawings submitted to the county** which show panels at 10-feet max height.

The latest design is over a thousand freestanding solar panels **14 feet tall** on 20 acres. (An 18-wheeler is 13 feet tall.) Imagine putting in a 20-acre, long-haul truck stop in our residential neighborhood, and it will give you an idea what our view will look like. My beautiful view of the mountains would be gone, and that view is why I bought this place. 20 acres of 14-foot tall obstructions to our view! The world's largest truckstop!

I've been talking with the developers for months. They originally assured me that:

- 1) The panels would only be 2 feet off the ground
- 2) it would be surrounded by landscaping
- 3) you "won't be able to see it from the road"
- 4) They would e-mail me photos and renderings of similar installations they have already done.

We're now at:

- 1) 14 feet height off the ground
- 2) **no** landscaping planned
- 3) would visually dominate the entire neighborhood
- 4) no photos or renderings sent after several months, since:
 - a) they have not yet chosen a technology
 - b) this is **their first installation** (no track record)

They have a new story every time we talk.

The developers told me yesterday:

- 1) They have NOT decided on a solar panel or mounting system yet, but they are gravitating toward a system by Sharp that is **14 feet tall**.

- 2) they have NO plans for landscaping or fencing to hide the **thousands of 14-foot-tall, freestanding panels**
- 3) They know nothing about our **flooding problems** in the winter (washout channels start with roof runoff and grow from there)
- 4) They know nothing of our **EXTREME winter winds** (our windfarm-class wind resource, and extreme storms, will challenge any panel and mounting system) It seems highly-possible that these panels, mounted that high, would not survive our 60 MPH+ winds, but may disintegrate into dangerous blowing glass shards and debris.

Imagine 20 acres of large, slanted glass panels, during a typical winter downpour! We would be lucky if the whole neighborhood wasn't washed away! (If you have ever seen the 5-foot-deep channels washing out roads here in the winter, it is unbelievable!)

Rather than a flat surface of panels at ground level, the developers are trying to save money by buying fewer panels, and mounting them at a slant on tall frames that aim in real time, thereby increasing height to 14 feet. (taller, more complicated, less reliable.)

Imagine these same **tall, slanted panels during our typical 60 mph wind storms**, which can happen for days on end here due to accelerated winds in our proximity to the Cajon Pass. We would be lucky if their entire solar farm did not end up in little pieces, in my yard!

I'm picturing **my 20 acres flooded out**, with the **roads washed out**, with my entire property, and those of my neighbors, covered with shattered solar panels! That assumes we don't get hit in the head with them!

Anyway, we neighbors feel that such an **industrial** installation is not right for our **residential** neighborhood, especially given other, better sites:

- 1) under power lines
- 2) near existing substations
- 3) out in the open desert that extends for hundreds of miles

This is a VERY nice neighborhood, often called "**The Beverly Hills of the High Desert**".

The proposed solar project will likely **cause property values to fall here**.

Like the old saying "the fish rots from the head down" this could begin a **cascade of falling property values throughout San Bernardino County**.

I'm attaching a pic of my residence, 12,000 total enclosed square feet, as well as a pic of the kind of people I sometimes hang with, who might come for a visit Oak Hills if this place is not ruined. Please come and visit our unique neighborhood and see for yourself how absolutely beautiful it is. Imagine what this proposed solar plant would do to our beautiful neighborhood..

Thank You

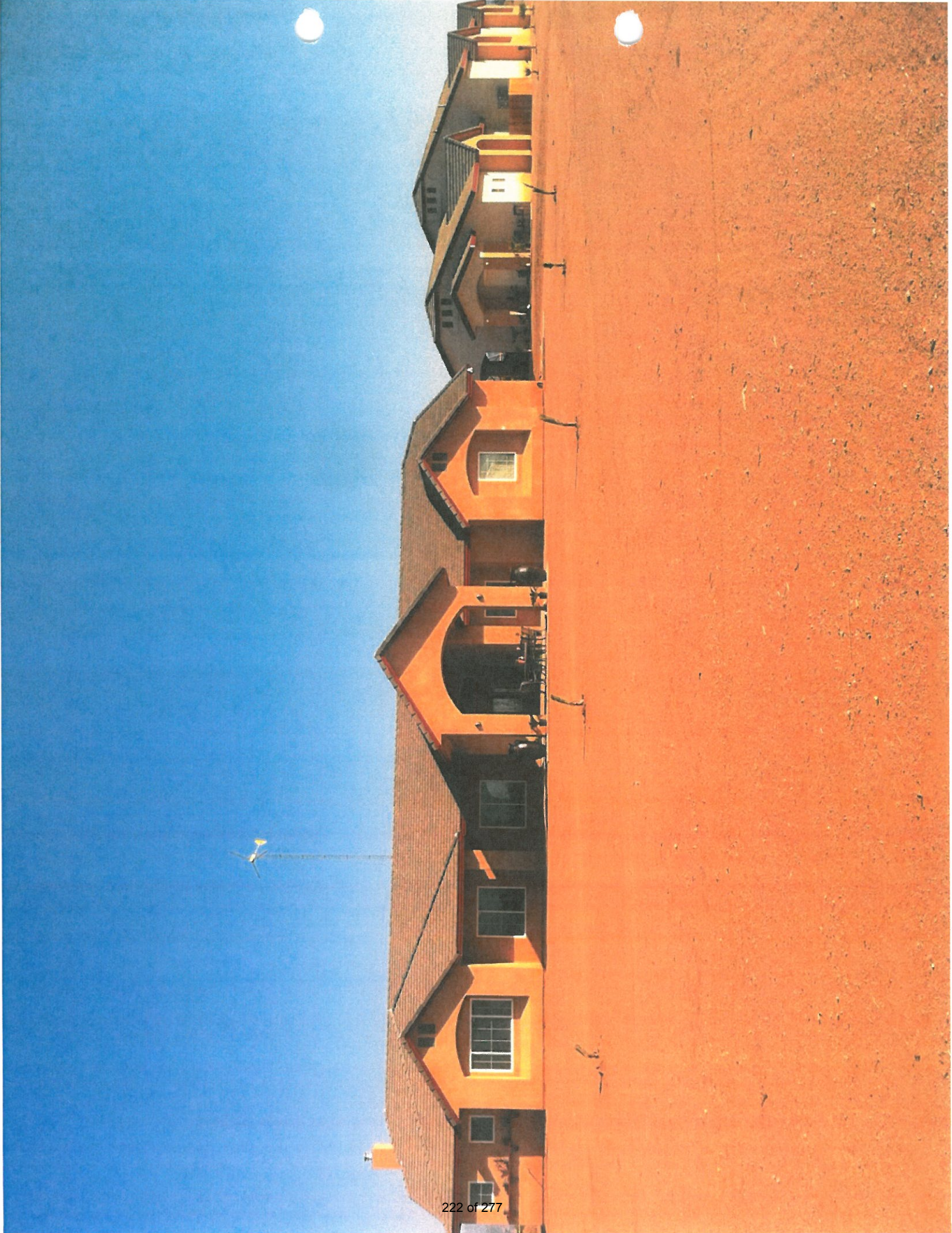
:)

Doug Selsam

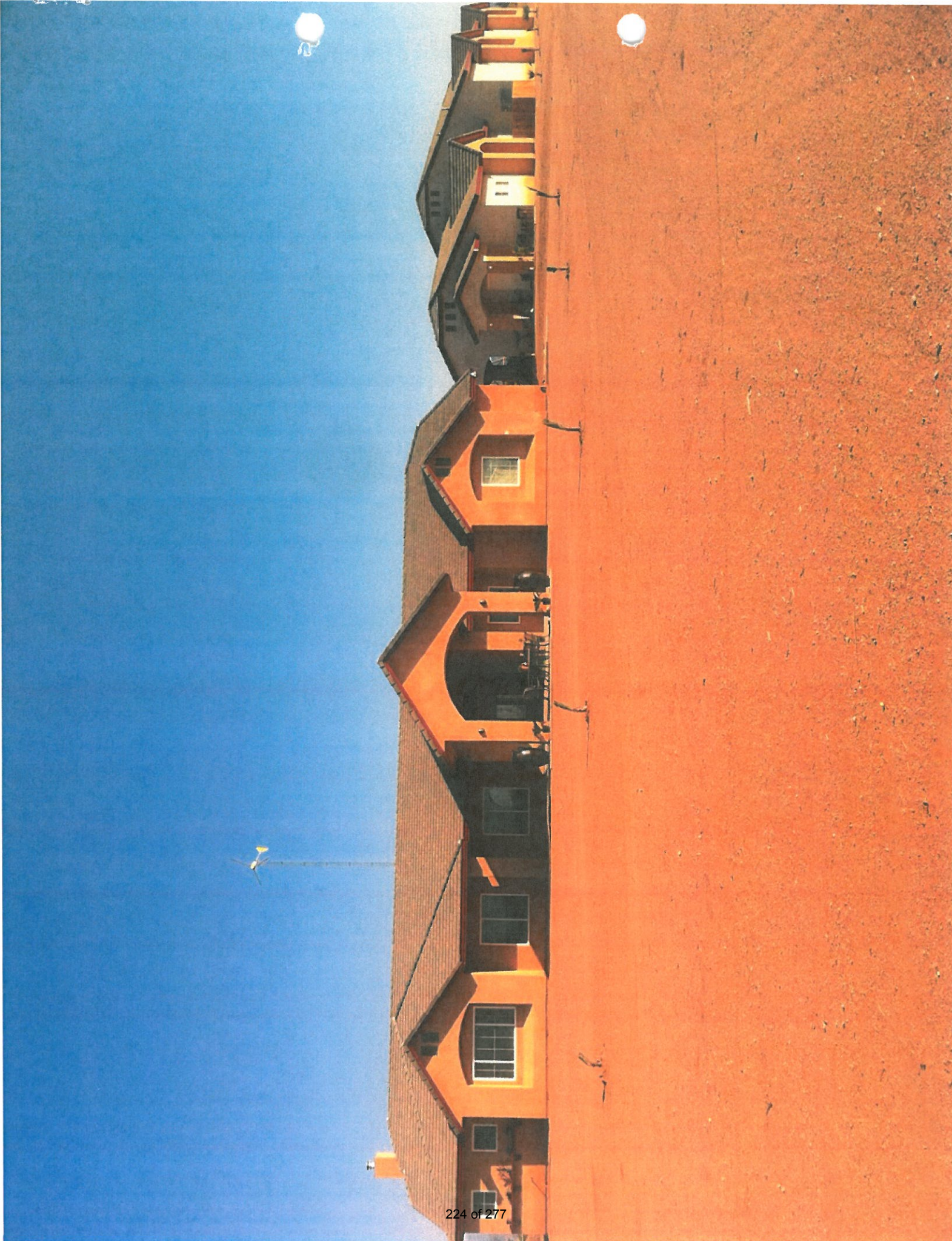
14045 Mission St. (Across the street from proposed solar plant)

Oak Hills, CA 92344

[714-749-3909](tel:714-749-3909) cel







Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 4:10 PM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please submit to Dutta CUP

From: fohi1971@aol.com [<mailto:fohi1971@aol.com>]
Sent: Wednesday, September 05, 2012 4:01 PM
To: Supervisor Mitzelfelt
Subject: Project Number: P201200220/CUP

Re: Project Number: P201200220/CUP

Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic solar facility on 20 acres located at Fir St.(North boundary), El Centro Rd.(South), Fuente Ave.(West) & Bandicoot Trail(East)

Dear Supervisor Mitzelfelt,

I am opposed to this project in our Oak Hills community. I believe it will have a negative effect on property values, ruin the aesthetics of the neighborhood, cause an unforeseen water run-off problem which would damage surrounding roads, and create a precedence for future similar projects in areas like this that are zoned for rural living.

Sincerely,

Steven M. Herron
10730 Anaconda Ave.
Oak Hills, CA 92344
760-948-0920
fohi1971@aol.com

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Thursday, September 06, 2012 8:19 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please add these comments to Dutta CUP file.

From: Supervisor Mitselfelt
Sent: Wednesday, September 05, 2012 4:23 PM
To: Anderson, Kenneth
Subject: FW: P201200220/CUP / Homeowner objection / Jess Angon

*Dawn Sikes
District Director to
Brad Mitselfelt
Vice-Chairman, Board of Supervisors
San Bernardino County
(760) 995-8103*

From: Jess Angon [<mailto:Jess.Angon@bourns.com>]
Sent: Wednesday, September 05, 2012 4:21 PM
To: Supervisor Mitselfelt
Subject: P201200220/CUP / Homeowner objection / Jess Angon

Regarding the proposed projects, **P201200220/CUP – Proposed project #1 – Oak Hills Eastside**, this letter is to go on record that I strongly oppose this project. I am a resident and Tax payer in this area and believe if this project is approved it will negatively impact the current home values in this area. We already have suffered from falling home values and do not wish to suffer further. It will not only affect home values but also the natural beauty of our high desert we enjoy on a daily basis from our neighborhood.

I am in favor of solar energy farms, but only in remote areas where it does not affect current family homes. My home address is 14032 Sweetwater Ln, Oak Hills, Ca. 92344.

Jess Angon and Gayla Angon, Homeowners

Sr. Software Analyst, Staff / SAP Appl. support
Office: 951-7815209
Fax: 951-7815273
email: jess.angon@bourns.com

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Thursday, September 06, 2012 9:17 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Matt Slowik,

Please add to the Dutta CUP file.

From: Supervisor Mitzelfelt
Sent: Thursday, September 06, 2012 7:14 AM
To: Anderson, Kenneth
Subject: FW: I'm sending this in regards to project # P201200220/CUP. I feel this project would have a very negative impact on the (Oak Hills residential area) because there are too many things to list but to name a few. A loss in property value, drainage runoff

*Dawn Sikes
District Director to
Brad Mitzelfelt
Vice-Chairman, Board of Supervisors
San Bernardino County
(760) 995-8103*

From: Larry Brown [<mailto:brownandsmith123@gmail.com>]
Sent: Wednesday, September 05, 2012 8:02 PM
To: Supervisor Mitzelfelt
Subject: I'm sending this in regards to project # P201200220/CUP. I feel this project would have a very negative impact on the (Oak Hills residential area) because there are too many things to list but to name a few. A loss in property value, drainage runoff

Thank you,

Beverly Smith
14060 Farming ton St.
Oak Hills

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Thursday, September 06, 2012 9:18 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Matt Slowik,

Please add to the Dutta CUP file.

From: Carolyn Powles [<mailto:carolynloupowles@yahoo.com>]
Sent: Wednesday, September 05, 2012 10:39 PM
To: Supervisor Mitzelfelt
Subject: Proposed Solar Project - Oak Hills

Supervisor Mitzelfelt,

Please note my comment and forward it to SBC Planning for inclusion in the public record relative to the proposed project #0405-372-40.

I am a property owner in Oak Hills and co-own a real estate brokerage in the freeway corridor abutting residential Oak Hills. I meet people daily who chose to invest in the upscale, rural lifestyle offered by the community of Oak Hills. The clear expectation is a residential experience far removed from unsightly, intrusive commercial-type operations within the boundaries of their community. Oak Hills is the crown jewel of the Victor Valley, and situated in the gateway portal to the entire Victor Valley. Real properties have maintained values almost 25% higher than those in neighboring Hesperia and our beautiful community is often the first impression made when prospective new residents begin their initial search for a home in the high desert .

I STRONGLY OBJECT to approval of any solar facility within Oak Hills. The highest and best use of parcels within our community is clearly delineated within the Oak Hills Community Plan. This document was carefully crafted reflecting preservation of the character of the community as its primary goal. Solar facilities belong in more remote, undeveloped locations. I am deeply concerned that property values would be driven down by the presence of the type of commercial utility operation that is proposed.

Please acknowledge and honor the community of Oak Hills and its community plan, and support its effort to remain the extraordinary, rural living environment that now boasts a population in excess of 10,000 people.

Sincerely,

Carolyn Powles
14994 Larch Street
Hesperia, CA
(760) 669-6407

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Thursday, September 06, 2012 1:43 PM
To: Slowik, Matt - LUS
Subject: FW: Solar Project

Mr. Slowik,

Please add this to your Dutta CUP file.

From: Jeff [\[mailto:dietel@verizon.net\]](mailto:dietel@verizon.net)
Sent: Thursday, September 06, 2012 12:15 PM
To: Supervisor Mitzelfelt
Subject: Solar Project

My name is Jeff Dietel. I live at 12404 Mission st , Oak Hills, Ca. The reason for this communication is to voice my Disapproval to solar project #p201200220/cup. I strongly believe it would set in place a very negative precedent for the entire region of Oak Hills and the High Desert!!!

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Thursday, September 06, 2012 1:43 PM
To: Slowik, Matt - LUS
Subject: FW: Email to Supervisor Brad Mitzelfelt from Julie Martin

Mr. Slowik,

Please add this to your Dutta CUP file.

From: SupervisorMitzelfelt@sbcounty.gov [<mailto:SupervisorMitzelfelt@sbcounty.gov>]
Sent: Thursday, September 06, 2012 12:17 PM
To: Supervisor Mitzelfelt
Subject: Email to Supervisor Brad Mitzelfelt from Julie Martin

Timestamp: 9/6/2012 12:16:48 PM

Name: Julie Martin

Phone: 760-244-2726

E-mail address: julieholtmartin@yahoo.com

Street address: 13557 Palm St

Street address 2:

City: Oak Hills

State: CA

Zip: 92344

Comments: Please do not pass this....P201200220/CUP....NO SOLAR PANELS IN MY NEIGHBORHOOD PLEASE !!!

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 8:28 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Importance: High

Mr. Slowik,

Please add this to your Dutta CUP file.

From: Elaine Chamblor [\[mailto:EChamblor@Verizon.net\]](mailto:EChamblor@Verizon.net)
Sent: Thursday, September 06, 2012 3:22 PM
To: Supervisor Mitzelfelt
Cc: tkostak@msn.com
Subject: Proposed Project Oak Hills Eastside
Importance: High

Supervisor Brad Mitzelfelt;

I am writing to voice our concerns regarding the following:

Project Number: 0405-372-40
Proposal: Conditional Use Permit for a 207 MW Photovoltaic solar facility on 20 acres located at Fir St. (North boundary), El Centro Rd. (South), Fuente Ave. (West) & Bandicoot Trail (East)

My husband & I moved to Oak Hills 2 years ago & built our dream home, in which we plan to spend the rest of our lives in this rural community.

We moved up here to be near our children & grandchildren & expected to have the environment remain as beautiful & rural as when we decided to make our move.

We understand that this project would bring serious concerns regarding not only health issues, but it would also take away from our rural living with this disruption of the equipment necessary for this project.

We are also concerned that this project would lower the housing value.

We are concerned about serious water drainage problems that would occur.

Who would want to have a big mirrored industrial company in their back yard?? Let alone the eyesore that it would provide.

We want to let you know that as residents of Oak Hills we strongly oppose this project in our community.

Thank you for your time & consideration of our concerns.

Bob & Elaine Chamblor
10122 Farmington Street

Oak Hills, CA 92344

Our mailing address & email address are as follows:

Bob & Elaine Chambler
4560 Carter Court
Chino, CA 91710

controlledclimate@msn.com
echambler@verizon.net

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 9:05 AM
To: Slowik, Matt - LUS
Subject: FW: Email to Supervisor Brad Mitzelfelt from Oak Hills MAC

Mr. Slowik,

Please add this to your Dutta CUP file.

From: SupervisorMitzelfelt@sbcounty.gov [<mailto:SupervisorMitzelfelt@sbcounty.gov>]
Sent: Thursday, September 06, 2012 3:56 PM
To: Supervisor Mitzelfelt
Subject: Email to Supervisor Brad Mitzelfelt from Oak Hills MAC

Timestamp: 9/6/2012 3:55:30 PM
Name: Oak Hills MAC
Phone: 760 887 1034
E-mail address: lbvette65@aol.com
Street address: 10946 Geenies Trail
Street address 2:
City: Hesperia
State: CA
Zip: 92345

Comments: Dear Supervisor Mitzelfelt It is the quorum opinion of the Municipal Advisory Council for the community of Oak Hills that solar generating projects within rural residential neighborhoods of Oak Hills violate the intent and composition of the Oak Hills Community Plan. Members of the community have expressed reasonable concerns relative to this project p201200220/cup. In this environment of a struggling real estate market, the likely devaluation of neighboring residential use properties is coupled with concerns of increased and unmitigated drainage issues. It is inappropriate to change the character of a vibrant, residential community, that clearly expresses custom home rural living, in order to accommodate scattered, commercial-type developments that clearly belong in a location well removed from the lifestyle and aesthetic appeal of Oak Hills. Preservation of the highest and best uses clearly delineated in the community plan is vital to the continued favorable development of this gateway community. Oak Hills Municipal Advisory Council

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 9:20 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please add this to your Dutta CUP file.

From: SupervisorMitzelfelt@sbcounty.gov [<mailto:SupervisorMitzelfelt@sbcounty.gov>]
Sent: Thursday, September 06, 2012 7:07 PM
To: Supervisor Mitzelfelt
Subject: Email to Supervisor Brad Mitzelfelt from Marla Mayfield

Timestamp: 9/6/2012 7:07:20 PM

Name: Marla Mayfield

Phone: 541-379-2066

E-mail address: marlalmayfield@man.com

Street address: 13455 Palm St

Street address 2:

City: Oak Hills

State: CA

Zip: 92344

Comments: Please do not pass this proposal...P201200220/CUP No Solar Panels in the neighborhood...we don't want flooding thank you. Thank-you, Marla Mayfield

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 9:22 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please add this to your Dutta CUP file.

From: SupervisorMitzelfelt@sbcounty.gov [<mailto:SupervisorMitzelfelt@sbcounty.gov>]
Sent: Thursday, September 06, 2012 7:17 PM
To: Supervisor Mitzelfelt
Subject: Email to Supervisor Brad Mitzelfelt from Larry Brown

Timestamp: 9/6/2012 7:16:58 PM

Name: Larry Brown

Phone: 760-985-4082

E-mail address: brownandsmith123@gmail.com

Street address: 14060 Farmington St

Street address 2:

City: Oak Hills

State: CA

Zip: 92344

Comments: Please do not pass this proposal....P201200220/CUP no solar panels in Oak Hills Thanks, Larry Brown

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 4:08 PM
To: Slowik, Matt - LUS
Subject: Dutta CUP
Attachments: Solar opposition_Steve.pdf

Please submit to Dutta CUP

From: Steve Afton [<mailto:steveafton@earthlink.net>]
Sent: Wednesday, September 05, 2012 3:58 PM
To: Supervisor Mitzelfelt
Subject: URGENT re project number - P201200220/CUP

Steve Afton
7955 Lassen Rd.
Oak Hills, CA. 92344

RE: Project Number: P201200220/CUP APN:0405-372-40, Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic solar facility on 20 acres located at Fir St.(North boundary), El Centro Rd.(South), Fuente Ave.(West) & Bandicoot Trail(East)

This is a project that should not be in a residential neighborhood. The zoning is residential and it should stay that way. The negatives far out weigh the positives. The positives are for the investors not the property owners surrounding the project or for Oak Hills in general. This would destroy our area and the value of properties. Who is going to want to buy or build in Oak Hills with the threat of this on the horizon? I am a business owner and resident. Please decline approval.

Steve Afton
760 617-1188

Thank you,

Steve Afton

Afton Real Estate

Office phone 760 948-0523

Cell phone 760 617-1188

DRE # 01279480

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 4:02 PM
To: Slowik, Matt - LUS
Subject: FW: URGENT message RE: Project Number: P201200220/CUP
Attachments: Solar opposition_Gail.pdf

Mr. Slowik,

Please submit to Dutta CUP

From: Gail Afton [<mailto:gailafton@earthlink.net>]
Sent: Wednesday, September 05, 2012 3:20 PM
To: Supervisor Mitzelfelt
Subject: URGENT message RE: Project Number: P201200220/CUP

September 5, 2012

Gail Afton

7955 Lassen Rd.

Oak Hills, CA. 92344

Supervisor Brad Mitzelfelt

First District Supervisor-Vice Chairman

SupervisorMitzelfelt@sbcounty.gov

RE: Project Number: P201200220/CUP APN:0405-372-40, Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic solar facility on 20 acres located at Fir St.(North boundary), El Centro Rd.(South), Fuente Ave.(West) & Bandicoot Trail(East)

Dear Supervisor Mitzelfelt,

I am strongly opposed to this project or any similar project in Oak Hills or any residential neighborhood. I'm all for green energy and there are plenty of appropriate alternate

locations for this type of project. This area and areas like it are targeted by greedy investors because the proximity of the power grid which will reduce their capital outlay.

I guarantee they aren't trying to do this in their neighborhoods.

We want to protect the beauty of the area and our investments. As a realtor and business owner I am very aware of the decline in property values and this would only further erode our values.

Just a few items of concern:

1. Decline of property values
2. Destroy the beauty of the landscape
3. Fire Potential (we are in a high risk fire area already)
4. Flood/erosion dangers
5. Biodiversity Hazard
6. Human hazard (numerous issues to residents and school children)
7. Toxicity
8. Electromagnetic radiation

I 'm also concerned with the process for considering and approving a CUP for this type of project. Currently the scope of public notice is very limited. A wider area of residents should be informed in writing AND the community as a whole should be informed via telephone (automated messages) and posting in the newspaper. The time to respond should be longer. There are certain projects that should never be considered in a residential area. This is a WASTE of tax payer's money and time.

Please help us with rejecting this project.

Thank you,

Gail Afton (760) 948-0523

Gail Afton-DRE# 01313495
Afton Real Estate-DRE #01279480
760 954-2897 cell phone
760 948-0523 office

The Universe is Abundant. Be kind to yourself and others.

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 1:44 PM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Matt,

Please add to Dutta CUP

From: jeff stanley [<mailto:jeffsbronco@verizon.net>]
Sent: Wednesday, September 05, 2012 1:17 PM
To: Supervisor Mitzelfelt
Subject: solar project

Supervisor Mitzelfelt,

We are writing in regards to a proposed solar project in the Oak Hills area. We are am in opposition to it for several reasons; and would like your office to pass this on to the planning commission for review.

The project number is P201200220 or 0405-372-40.

The reasons we are in opposition are as follows:

1. This is a commercial project in an area that is all residential, zoned rural living.
2. Property values will be negatively affected.
3. We bought a home here because the threat of commercial development did not exist.
4. The water run-off from this project will cause serious flood concerns to nearby homes.
5. The vegetation currently in place will be removed thereby creating more dust and less absorption of storm water.
6. The heat from the solar panels will be noticeable to nearby residents.
7. The project will introduce numerous chemicals to the area in the form of the solar panels; if there is a fire at the project or a brush fire, these chemicals will be released into the air harming nearby residents and school children at the nearby elementary school.
8. The heavy truck traffic needed to build and maintain this project will have a negative effect on roads and residents in the area.
9. If approved this will set a precedent for other developers to try to build more similar projects.

Jeff and Patrice Stanley
8395 Joshua Road
Oak Hills, Ca. 92344-0985
(760) 244-4903

Slowik, Matt - LUS

From: MicheleDMcKee@aol.com
Sent: Wednesday, September 05, 2012 1:24 PM
To: Slowik, Matt - LUS
Subject: AGAINST the COMMERCIAL SOLAR FACILITY

We are concerned citizens of Oak Hills and we are against having a solar facility in a residential area. We have plenty of land outside our cities to warrant a facility, we definitely don't need it right across the street from residential homes. We want to fight this and I want to know what else I can do to make sure this doesn't happen.

Please help to keep me posted as to what we as concerned citizens can do to help keep our neighborhoods nice.

Thank you,

Layne and Michele McKee
760-956-2272
micheledmckee@aol.com

Slowik, Matt - LUS

From: Doug Selsam <dougselsam@gmail.com>
Sent: Friday, October 05, 2012 1:01 PM
To: Slowik, Matt - LUS
Subject: Fwd: 20-acre, 14-foot-tall solar in Oak Hills
Attachments: photo (2) 50%.jpg; afternoonfronthome.JPG; DougwithBillGatesandAngela25percent.jpg

Hello Matt Slowik and Land Use Services Department:

Thanks for talking with me on the phone a few minutes ago. Here's some info on that proposed 20-acre solar plant in Oak Hills.

Location: Bandicoot & Fir, directly across the street from my residence

Update on proposed 20-acre Solar Plant at Bandicoot & Fir in Oak Hills:

I recently talked with the developer, a Dr. Dutta in Ohio.

They have NO EXPERIENCE: This proposed 20-acre solar plant would be this would-be solar developer's **first project**.

They have not decided on a brand or model of solar technology yet.

Dr. Dutta told me to **ignore the drawings submitted to the county** which show panels at 10-feet max height.

The latest design is over a thousand freestanding solar panels **14 feet tall** on 20 acres. (An 18-wheeler is 13 feet tall.) Imagine putting in a 20-acre, long-haul truck stop in our residential neighborhood, and it will give you an idea what our view will look like. My beautiful view of the mountains would be gone, and that view is why I bought this place. 20 acres of 14-foot tall obstructions to our view! The world's largest truckstop!

I've been talking with the developers for months. They originally assured me that:

- 1) The panels would only be 2 feet off the ground
- 2) it would be surrounded by landscaping
- 3) you "won't be able to see it from the road"
- 4) They would e-mail me photos and renderings of similar installations they have already done.

We're now at:

- 1) 14 feet height off the ground
- 2) **no** landscaping planned
- 3) would visually dominate the entire neighborhood
- 4) no photos or renderings sent after several months, since:
 - a) they have not yet chosen a technology
 - b) this is **their first installation** (no track record)

They have a new story every time we talk.

The developers told me yesterday:

- 1) They have NOT decided on a solar panel or mounting system yet, but they are gravitating toward a system by Sharp that is **14 feet tall**.

- 2) they have NO plans for landscaping or fencing to hide the **thousands of 14-foot-tall, freestanding panels**
- 3) They know nothing about our **flooding problems** in the winter (washout channels start with roof runoff and grow from there)
- 4) They know nothing of our **EXTREME winter winds** (our windfarm-class wind resource, and extreme storms, will challenge any panel and mounting system) It seems highly-possible that these panels, mounted that high, would not survive our 60 MPH+ winds, but may disintegrate into dangerous blowing glass shards and debris.

Imagine 20 acres of large, slanted glass panels, during a typical winter downpour! We would be lucky if the whole neighborhood wasn't washed away! (If you have ever seen the 5-foot-deep channels washing out roads here in the winter, it is unbelievable!)

Rather than a flat surface of panels at ground level, the developers are trying to save money by buying fewer panels, and mounting them at a slant on tall frames that aim in real time, thereby increasing height to 14 feet. (taller, more complicated, less reliable.)

Imagine these same **tall, slanted panels during our typical 60 mph wind storms**, which can happen for days on end here due to accelerated winds in our proximity to the Cajon Pass. We would be lucky if their entire solar farm did not end up in little pieces, in my yard!

I'm picturing **my 20 acres flooded out**, with the **roads washed out**, with my entire property, and those of my neighbors, covered with shattered solar panels! That assumes we don't get hit in the head with them!

Anyway, we neighbors feel that such an **industrial** installation is not right for our **residential** neighborhood, especially given other, better sites:

- 1) under power lines
- 2) near existing substations
- 3) out in the open desert that extends for hundreds of miles

This is a VERY nice neighborhood, often called "**The Beverly Hills of the High Desert**".

The proposed solar project will likely **cause property values to fall here**.

Like the old saying "the fish rots from the head down" this could begin a **cascade of falling property values throughout San Bernardino County**.

I'm attaching a pic of my residence, 12,000 total enclosed square feet, as well as a pic of the kind of people I sometimes hang with, who might come for a visit Oak Hills if this place is not ruined. Please come and visit our unique neighborhood and see for yourself how absolutely beautiful it is. Imagine what this proposed solar plant would do to our beautiful neighborhood..

Thank You

;))

Doug Selsam

14045 Mission St. (Across the street from proposed solar plant)

Oak Hills, CA 92344

[714-749-3909](tel:714-749-3909) cel

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 12:46 PM
To: Slowik, Matt - LUS
Cc: Rahhal, Terri
Subject: FW: Against Solar Energy Plant in Oak Hills

Matt,

If I forward you emails that are sent from Supervisor Mitzelfelt's general email will they be included with the project package going to the planning commission? or do I have to print and send by inter office mail to be included?

Ken Anderson
Field Representative to
Brad Mitzelfelt
Vice-Chairman, Board of Supervisors
San Bernardino County

From: Supervisor Mitzelfelt
Sent: Wednesday, September 05, 2012 9:49 AM
To: Anderson, Kenneth
Subject: FW: Against Solar Energy Plant in Oak Hills

*Dawn Sikes
District Director to
Brad Mitzelfelt
Vice-Chairman, Board of Supervisors
San Bernardino County
(760) 995-8103*

From: Doug Selsam [<mailto:dougselsam@gmail.com>]
Sent: Wednesday, September 05, 2012 8:59 AM
To: Supervisor Mitzelfelt
Subject: Against Solar Energy Plant in Oak Hills

RE: Project Number: 0405-372-40, Proposal: Conditional Use Permit for a 2.7 MW Photovoltaic solar facility on 20 acres located at Fir St.(North boundary), El Centro Rd.(South), Fuente Ave.(West) & Bandicoot Trail(East)

Hello:

My name is Doug Selsam, and my 20 acres is directly across the street and downstream of the 20 acres of this proposed solar facility.

Like most of my neighbors, I'm OPPOSED to this proposed solar project for the following reasons:

1) **WRONG NEIGHBORHOOD:** Oak Hills is often referred to as "The Beverly Hills of the High Desert". Our neighborhood represents the high end of the housing spectrum in this area. For example my well-maintained home is 4500 sq feet with a 1600 sq ft. guest house, and a 20-car garage, on 20 acres. Most homes here have at least 4-car garages. Many have barns, horses, outbuildings, since this is an equestrian area with many riding trails. We who live here work **HARD** to keep this area neat and clean, and to maintain our property values. This is a high-end residential area, **NOT** an industrial area. Such an unsightly project could cause a cascade of falling property values.

2) **FLOODING PROBLEMS:** All those glass panels will shed a **LOT** of water when it rains. My property is **DIRECTLY** downstream of this proposed facility. We already have flooding issues, and the streets can easily turn into "mini-grand-canyons". 20 acres of glass panels will likely **FLOOD** and **WASH AWAY** the streets, and my entire property.

3) **BANKRUPTCY:** If the companies running these facilities have financial problems, (which they already are), and/or if the regulatory / power-purchase environment changes, and the project becomes uneconomical, there may not be financial incentive or resources to remove the apparatus, and we could live next to a would-be solar ghost-town replete with vandalism, graffiti, dumping, and who-knows-what.

4) **PROPER NOTICE:** I have not been properly notified and I live across the street!

5) **BLOCKING OUR VIEWS:** This project will be over ten feet high all around and our views of the mountains and of our neighbors' beautiful homes will be blocked

6) **BETTER SITES ALL AROUND:** Sites under power lines, near already-ugly substations, or better yet, out in the vast and empty desert, would make more sense. Look at the solar farm at 4 corners at Kramer Junction (395 & 58 near Boron) to see just how **UGLY** a solar farm IS.

7) **BAD FAITH OF DEVELOPERS:** I contacted the company in Canada months ago after seeing people surveying the site. They first tried to tell me it would be only 2 feet off the ground and well-landscaped. They said they would send information and pictures. They never did. They have not to this day. I believe this may be a scam of the Ohio investors by the Canada developer, knowing this will not be approved in a high-end residential neighborhood.

8) **UNFORESEEN CONSEQUENCES:** There are many negative factors that we cannot even anticipate until they happen. Best to do no harm, and leave well enough alone. Property values are already in enough trouble in our county without having the high-end of the high desert leading a further decline.

Thanks

Sincerely,
Doug Selsam
14045 Mission St.
Oak Hills, CA 92344
714-749-3909 (cel)
Doug@Selsam.com (e-mail)

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 1:43 PM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please add this to your Dutta CUP file.

From: DONNA HALL [<mailto:dhall75005@msn.com>]
Sent: Thursday, September 06, 2012 1:38 PM
To: Supervisor Mitzelfelt
Subject:

September 6, 2012

To: San Bernardino County Land Use Services
Planning Project Notice
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Care Of: Supervisor Brad Mitzelfelt

From: Donna & Roland Hall
10195 Jenny Street
Oak Hills, CA 92344
Phone No. 760 244-3227

Re: Assessor Parcel No. 0405-372-40
Project No. P201200220/CUP

It is our understanding that a Christine Dutta has applied for a conditional use permit to install a Photovoltaic Solar Facility on 20 acres in Oak Hills in an area where a school is not too far away and residents reside on homesites. It is not zoned for commercial use and there are several reasons we object to this project receiving a permit.

1. With a school being in the area this might attract children to the facility on their way home. Facilities like this are not manned with live personnel 24 hours a day.
2. People have already lost value in their home sites with the down turn in the real estate market. This would only add to the problem as a project like this would be an eye sore in a residential community thus affecting home values even more.

3. During rainy seasons some residents in the immediate area are sure to experience water problems on their property as some already expressed problems without the facility being in place. Common sense tells us there will be more run off with many panels covering the ground where shrubbery was removed from the 20 acres that are involved..
4. We are tired of people from out of the area coming in and applying for permits to change areas that people who live here have been happy with over time. They buy land and want changes that affect those that live here then move on enjoying their profits without consideration for the problems that they leave behind. (We are sure they wouldn't want 20 acres of solar panels close by where they live.)
5. Solar panel farms belong out in open land away from residential communities and schools.
6. Granting this conditional use permit opens the door for other people holding large and small parcels of land to apply for this type of use change. We will become a community of spotted acreage full of solar panels. So much for rural atmosphere.

We sincerely ask that this conditional use permit be denied. It's time for those in charge of planning to listen to the people that the changes that are allowed affect the most.

If all of the residents of the Oak Hills area were informed of this there would be a lot more response than you have received so far.

This request for denial of the above mentioned Conditional Use Permit is being e-mailed to Supervisor Mitzelfelt's office in order to be submitted before the deadline.

Christine Dutta
0405 - 322 - 40

Gerald & Linda Saunders
13757 Mission Street
Oak Hills, Ca 92344
760-220-9074

Response to Notice for Commercial Solar Facility

To Whom It May Concern:

Enclosed you will find our signed response to the notice received regarding the Solar Company wanting to build a 2.7 mw Commercial Solar facility on 20 acres in our residential neighborhood.

Our concerns and opposition, with this facility, are the impacts that this would definitely have on the land and home values in the close proximity to the facility. We live in a rural setting and many of the homes have horses and other such farm animals and pets. The increased traffic and dust would definitely impact the tranquil lifestyle that we moved here for. We also understand that there would be increased solar heat gain and flood control problems. There is also the concern that the solar panels are made of a toxic chemical and what would be the effects in case of fire or other natural and/or man-made disaster?

Everyone in this area bought here for the quiet tranquil setting and the open spaces to live and raise family and pets. We still have and enjoy the open areas to ride horses or walk our dogs. This is an area where the coyotes are still roaming, the endangered kangaroo rats living, rabbits and jackrabbits running free. We, alone, have a Red-tailed Hawk that has made her home in our large tree for 2 years now and we do not want to disturb her way of life or our way of life either.

We are not against Commercial Solar or Wind facilities but they **have** to be built in the proper settings, **NOT** in a residential neighborhood. There are probably plenty of other open areas, in the desert area, that are not right in the middle of homes. We understand that the final owners will be Sycamore Physicians Partners LC of Ohio. What does someone living in Ohio know of our area and lifestyle?

We ask that this facility be reconsidered for another area.....**NOT** in residential areas. Thank you for your time and consideration of this matter.

Thank you,


Gerald A Saunders

Linda M Saunders

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Friday, September 07, 2012 9:24 AM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please add this to your Dutta CUP file.

From: christine christie [<mailto:cchristie1@verizon.net>]
Sent: Thursday, September 06, 2012 8:56 PM
To: Supervisor Mitzelfelt
Subject: Project Number P201200220/CUP in Oak Hills Rural Living Zone

TO: Supervisor Mitzelfelt of San Bernardino County
FROM: Christine Christie
Residential Address: 9397 Verbena Road, Oak Hills, CA 92344
Mailing Address: PO Box 401685, Hesperia, CA 92340

RESPONSE TO PROPOSAL: CONDITIONAL USE PERMIT FOR A2.7 MW PHOTOVOLTAIC SOLAR FACILITY ON 20
ACRES
PROJECT NUMBER: P201200220/CUP

This project would be very detrimental to our community of Oak Hills, CA as follows:

1. This community is designed and zoned for community rural living--OH/RL. That what we believed when we bought our properties. To even consider a so-called "Conditional Use Permit" for businesses for profit only--especially those located out of the United States (Canada) and out of state (Ohio) is something that only our good-for-what government would consider. Tell them you'll be happy to have it in your own backyards.
2. Tearing up the Oak Hills Community for businesses that large and unsightly will depreciate property values--especially in the economy that is occurring today would devastate already financially strapped families--what are you thinking by even allowing these companies to apply for such a permit in a rural living area?
3. There is the great concern about flooding in that area. We don't have many great desert rain storms but when we do they are doosies. With 20 acres stripped to bare soil or gravel and with huge panels directing rain in whatever direction, who will be responsible for the flooding that may occur--YOU? And not to mention the huge amount of dust blown up by our desert winds. And what about the wildlife in that area. I have tried not to sterilize my property so that desert wildlife can still live on it. My God, there is more to life than profit.
4. There is said that these companies want residential land because it is "CHEAPER" than commercial land to purchase. They'll only profit--except maybe you folks from government taxes--hopefully you're not getting extras like a lot of government officials caught in the news.
5. What about health issues connected with such a facility? What chemicals are involved? Is there a cancer risk with that much voltage being generated especially over the long term? How much noise is generated--day and night? Odor emissions? Environmental impact on the community? Especially if homes are butted up next to the facility?
6. There is an elementary school located not far from the proposed project--just think how that may impact school children if there are any issues of safety and health? Just think a little on that matter.
7. If you allow one of these facilities to be erected--what will keep you from allowing any other types of businesses to erect God knows what next in our community? Do it first in your own backyard before allowing it in ours.

I do not trust government to do the "Right Thing" and the older I get I have a right to that distrust. It is hoped you will decline the so-called "Conditional Use Permit" (whatever the hell that means) and do the "Right Thing"!

Christine Christie
Oak Hills Resident and Member OHPOA

Conner, Christopher - LUS

From: Tim Wilson <tpwilson@mindspring.com>
Sent: Monday, July 22, 2013 1:04 PM
To: Conner, Christopher - LUS; Hudson, Tom; Supervisor Lovingood
Subject: Oak Hills solar project No. P201200220/CUP

Dear Sirs,

As a long-time (15+ years) resident of Oak Hills, we wanted to let you know that it is very important to stop any further commercial development in the Oak Hills area. Most of the residents here, ourselves included, moved to this area because of the rural lifestyle and flavor it provides. The existence of the O.H. planning document which restricted any development beyond 2 acre homes was a big incentive for us to buy in, as it afforded some protection against the rampant and generally unobstructed commercial development that you see in so many areas as you travel around the country.

Over the last 15 years we have watched in dismay as this agreement between the local residents and the county has been chipped away at, bit by bit. First it was the commercial corridor along the freeway, then it was the tract homes around Escondido, followed by the strip mall on Ranchero. Each time there is a firm commitment that there will be no more changes. Now we are faced with the prospect of a solar farm going up in the area. When is this going to stop? Is this another one of those "one last time" kind of deals?

My wife and I are of the opinion that there is more to life than just making money. While economic concerns are important, so is waking up in the morning to bird calls, watching the sun rise, and the peace and quiet which comes from not having to listen to the incessant roar of traffic. Please cancel the existing project and extend the moratorium on further development.

Thanks

Tim & Beth Wilson
9771 Cedar Street
Oak Hills, Calif 92344

P.S. I have a little bit of Blackfoot in my DNA. It's beginning to feel like Deja Vu.



Leisa Amorosa

7979 Fuente Avenue, Oak Hills, CA 92344
(714) 829-0111

July 18, 2013

Land Use Services Department
Planning Division
385 N Arrowhead Avenue
San Bernardino, CA 92415-0187

RE: APN 0405-372-40
SYCAMORE PHYSICIANS PARTNERS, LLC
OAK HILLS/1ST DISTRICT
BOUNDED BY FIR STREET, EL CENTRO ROAD, *FUENTE AVENUE*, *BANDICOOT TRAIL*
PHOTOVOLTAIC ELECTRICITY GENERATION FACILITY ON 20 ACRES

To Whom It May Concern:

I am a resident who lives on *Fuente Avenue*, *only two blocks from Bandicoot Trail*, the area in question. I retired after 18 years with the County of Orange and moved here with my critically ill son in March 2009, to care for him full time in this beautiful environment. My only child, however, passed on in May 2009.

I rarely leave home since my son's passing, but I can forge a smile now and then as I look around the beautiful and natural landscape of Oak Hills, the scenery my son and I were able to enjoy for a short while here together. At this time, memories are all I have left.

As excited as the applicants of this permit may be over the possibility of installing 20 acres of solar panels in what is practically my backyard, I have no doubt that with the advancement of technology moving as quickly as it does today, these unsightly panels will be antiquated before they should be completely installed, if a permit is granted.

I am all for advancement and conservation, albeit, given the fact that these panels are so unsightly, in addition to the fact that the applicants are requesting an enormous 20 acres of property so close to residents, who have obviously come here for a more natural, rural environment, is an unconscionable request. I doubt very seriously the applicants would live next to these panels.

Finally, *I adamantly OPPOSE this project*, not only for the reasons stated above, but there are health risks involved with using these types of solar panels as well (see pages 2-3, ADDENDUM – SOLAR PANEL HEALTH RISKS).

I am sensitive to electronic devices, even to the point of suffering tinnitus when the radio is on, or while working on the computer. I can't even imagine the effects of 20 acres of solar panels close by.

Thank you in advance for your consideration.

Kindest regards,

Leisa Amorosa

ADDENDUM
SOLAR PANEL HEALTH RISKS

Generating electricity from the sun and the wind is gaining popularity. In many parts of the world, governments encourage their citizens, businesses and schools to put solar panels on their roofs, and wind farms are sprouting up in many places. **Some of these technologies are unfortunately a health hazard to people who have electromagnetic hypersensitivity (EHS).**

These are people who get sick from electromagnetic radiation in very small amounts, such as that which comes from cell phones, computers and other electronic appliances. There are studies that suggest that radiation of the type coming from solar electric systems (some of which have been dubbed “dirty electricity”) may have long-term health effects on healthy people as well, and may cause hyperactivity (ADHD) in school children.

Putting solar panels on the roof of one's home, business or school is a good way to provide an alternative to polluting conventional power plants. **However, people with electromagnetic hypersensitivity may not even be able to enter or be around such a building. Since some of the milder symptoms of this syndrome are common and non-specific, such as headaches and restlessness, a person using the building may not even know his or her symptoms are caused by the solar system.**

Modern solar systems use components that radiate radio frequency electromagnetic radiation, which can cause the symptoms. The main problem is the inverter, which is a device that takes the electricity from the solar panels and turns it into alternating current (AC) and puts it out on the electrical grid. The inverter generates radio frequency radiation. The wires connected to the inverter act as antennas, so the radiation may be picked up hundreds of feet away from the inverter. **There have been cases where a solar-electric system became a problem for an electrically sensitive person living next door.**

There may be other troublesome components in a solar system as well, especially in systems that use batteries. These systems may use the batteries to power the building during a power outage, though in most cases they are used when the house is in a remote rural area where there is no electrical service.

Today's battery systems usually use technologies that are more efficient at charging the batteries, but which also emit radio frequency radiation. These technologies are called Pulse-Width-Modulation (PWM), Maximum Power Point Tracking (MPPT) and other names.

It is easy to demonstrate that the solar system generates dirty electricity. One method is to take a simple AM radio, set the dial at the lowest frequency and hold the radio near the solar panels or wires. A lot of static and buzzing should be heard, which goes away when taking the radio well away from the building. Another method is to buy a Stetzer meter and plug it into any outlet fed by the solar system. The instrument will probably go off the scale.

ADDENDUM
SOLAR PANEL HEALTH RISKS

It is possible to use solar-electric systems without this radiation, but they are not suitable for most people. One will have to do like the off-grid pioneers did in the 1970s and 1980s, using 12 volt DC electricity with no inverter, and just a simple charge controller. There are people doing it (including this author), but it is a significant lifestyle change. Hopefully future generations of inverter design will be better, though it will be very difficult to fully remove this radiation.

Source: www.eiwellspring.org

Conner, Christopher - LUS

From: chuck carter <a1chuckc@yahoo.com>
Sent: Wednesday, July 03, 2013 7:13 AM
To: Conner, Christopher - LUS; Hudson, Tom
Subject: "Oak Hills solar project" and "Project No. P201200220/CUP"

The purpose of this email is to advise you that we, Charles and Patricia Carter of Oak Hills, CA, are in opposition to the approval of the above referenced solar energy generation project. We believe this project would have adverse effects on our residential property value, area aesthetics and quality of life. We **DO NOT** want the solar energy generation project in Oak Hills.

Please do not allow this "out of the area" solar company and investors to call all of the shots and destroy Oak Hills!! We love our rural area and serene atmosphere and that is why we chose to move here. We live here, pay our taxes, pay fire fees, and keep our rural community nice and WE should be the ones to decide what comes into our residential/rural community....NOT some outside company and investors or council folks who have no interest other than money or "favors" that will benefit only them.

This proposed project does not fall under the recently County approved 45-day moratorium and it is still moving forward in the County system! (which I am yet to fully understand WHY!!!) **Please SAVE Oak Hills from this horrible proposed project.**

I understand the need for alternate energy, but there are a million other places that won't effect residential areas.....**take it somewhere else!**

Please LISTEN to the people of Oak Hills and put a STOP to this solar project....do the RIGHT thing for the people who actually LIVE in the community!

Thank you.

Charles and Patricia Carter

Conner, Christopher - LUS

From: Pearl Laanting <pearlpal75@gmail.com>
Sent: Monday, July 01, 2013 3:55 PM
To: Conner, Christopher - LUS
Subject: Oak Hills Solar Project No. :P201200220/CUP

Dear Mr. Conner,

I really don't think you would want to look out your kitchen window and see hundreds of newly installed solar panels knowing they all just reduce the property value of your neighborhood. Would you?

Don't let in come to our neighborhood in Oak Hills either.

Thanks, Earl

Conner, Christopher - LUS

From: kukisix@aol.com
Sent: Sunday, July 07, 2013 11:34 AM
To: Conner, Christopher - LUS; Hudson, Tom
Subject: Oak Hills solar project

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Conner and Mr. Hudson,

We are strongly opposed to the solar project number P201200220/CUP being built in a residential area. We think that it will lower property values and will be an eyesore. There are thousands of acres in the high desert that are not residential that are more appropriate for this project.

Simun Dzajkich and Linda Dzajkich
7875 Kuki Street
Oak Hills, CA 92344

Conner, Christopher - LUS

From: Doug Selsam <dougselsam@gmail.com>
Sent: Monday, July 08, 2013 4:42 PM
To: Supervisor Lovingood; Conner, Christopher - LUS; Hudson, Tom; Terry Kostak
Subject: Solar Power Plant P201200220/CUP : A Bad Idea

Follow Up Flag: Follow up
Flag Status: Flagged

Gentlemen:

I live kitty-corner from the proposed 20-acre site, at the intersection of Bandicoot Trail and Fir St. in Oak Hills. We're as green as it gets, with this property powered by a wind turbine. We OPPOSE this proposed 20-acre solar power plant. Below are some of my concerns :

1) Lowered Property values:

-20% for adjacent properties

-15% for nearby properties in view of power-plant

-10% for peripheral properties (proximity)

-5% for all of Oak Hills (uncertainty, industrialization of a residential neighborhood)

2) Flooding:

Oak Hills, between mountains and desert, is a FLASH-FLOOD AREA.

Bandicoot Trail, Fuente St, El Centro St. and Fir St. all wash out when it rains.

20 acres of slanted glass panels (!) will destroy our neighborhood in heavy rains.

My home is DIRECTLY DOWNSTREAM of the proposed site. I see a future LIABILITY looming - remember, it's hard to imagine a rainy winter during the dry summer, but it WILL happen. We get VERY heavy rains some years. Local roads can look like The Grand Canyon!

3) Noise:

Solar Power Plants are NOISY! Yes you read that right. Expansion and contraction cause incessant clicking sounds, annoying to neighbors, as anyone who has worked or lived near these plants can tell you. Please check into this little-known fact!

4) Heat:

People living near solar plants report HOT wind coming off the panels.

Solar Panels are air-cooled. That means they transfer their heat to the wind, turning a warm wind into a HOT wind. We live directly downwind from this plant. Do the math... :)

5) Damage from wind: Oak Hills is located on a mountain pass known for punishing high winds. This would be the type of area where the manufacturers would find out whether their panels and mounting hardware are really capable of sustained 75 MPH winds. If not, my home is DIRECTLY DOWNWIND of the proposed site. Lucky me. :)

6) Impaired / Blocked Views:

This area is a scenic corridor. A main benefit of Oak Hills is the beautiful views. We now know solar power plants turn out to be taller than planned and they block views. Ask anyone who lives near one - bad idea!

7) Uglification of the landscape:

Residents of this beautiful neighborhood take great pains to keep their properties looking like a picturesque Old-

West / Route 66 / Farm Community museum display, often rivaling Disneyland in its authenticity and beauty. Custom Equestrian homes and gentleman-ranch properties are carefully crafted to look like an old-time farm community. Such a solar plant would not fit in with this theme, our expensive custom homes, and would render all that work toward an old-time rural look moot.

8) No Environmental Impact Studies:

How do we KNOW it's OK? We DON'T! And it's NOT!

9) Place Solar Power Plants UNDER POWERLINES

It is not reasonable to locate solar power plants in residential neighborhoods when SCE ALREADY CONTROLS HUNDREDS OF THOUSANDS OF ACRES UNDER THEIR POWER LINES. Placement of solar power plants under the already-uglified powerlines would make interconnection easier, and provide income to the landowners, while not increasing the SCE footprint. Talks with SCE indicate that placement of the solar power plants under their own lines has not even been looked into! They owe us a comprehensive study of this option BEFORE they even TALK about putting one in a residential neighborhood. (Placing solar plants under powerlines would also make powerline upgrades less necessary!)

10) No provision for eventual removal of panels: This project is predicated on a 20-year Power Purchase Agreement (PPA) of 20 cents per kWh! This is about DOUBLE what SCE **charges** for retail electricity. Over 20 years, many factors could render this agreement null and void, making the proposed solar power plant non-profitable or even non-operational (mothballed)! Such factors could include:

- A) A change in climate - "global warming" may run its course and we could be facing "global cooling" soon. (30-year "decadal oscillation" - look it up)
- B) A change in political climate: subsidies and mandates change and disappear over time;
- C) Economics: SCE could go bankrupt over a 20-year span, making all PPA's invalid.
- D) Financially-challenged governments could withdraw subsidies.
- E) A change in TECHNOLOGY, such as home-based solar, wind, fuel cells, offsets, or other breakthroughs, may render this proposed installation obsolete.

Someday the solar plant will have to be REMOVED. There are no plans, and no budget for removal. Out in the middle of the vast desert, an abandoned solar plant would be a curiosity. Here in Oak Hills it would BLIGHT our fine neighborhood!

10) Developers have made many untrue statements and promises. They call at odd hours, demanding we support their efforts, and are insulting. Dr. Dutta has told me I "sound very stupid" because I had no response to his lies. They have lied to us repeatedly. They are acting in bad faith and cannot be trusted.

Coronus Solar (Canada) initially stated:

- a) "Panels will be 3 feet off the ground";

Reality: Later they said this referred to the BOTTOMS of the panels... and no specific panel technology has been chosen yet...

- b) We'll send you photos and renderings of existing projects!

Reality: this is their first attempt at a solar project. They HAVE no photos because they have no projects!

- c) "You won't be able to see it from the street!"

Reality: No landscaping is even planned - promised photos and renderings were never sent. They will say anything to get approved, then they will break every promise.

"Sycamore Physicians" (Ohio) initially stated:

- a) This project, if approved, will prevent Coldwater/Lugo Powerline upgrade (doubling voltage & height to 200-foot-tall towers);

Reality: Too small to make a difference - Edison reps did not even KNOW about the proposed 20-acre power

plant and say the projects are unrelated - Note: ***** Edison says "The solar developers **lied.**" *****

b) Asked if he would want such a project across the street from his own house, Dr. Babu Dutta (Sycamore Physicians of Ohio) stated he was buying one of the adjacent homes and would SOON BE OUR NEIGHBOR;

Reality: No home near the proposed site is even for sale. Dr. Dutta has a practice in Ohio which he cannot leave. He lied.. Again....

Summary:

Many strong reasons exist to NOT approve the foreign-owned, proposed, 20-acre solar power plant in Oak Hills.

If approved, please be warned to expect LIABILITY for:

- A) Lowered Property Values
- B) Impaired and Blocked Views
- C) Noise Issues from panel expansion/contraction
- D) Heat Issues, from wind, heated by the "air-cooled" panels
- E) Lowered Quality of Life
- F) Severe Flooding
- G) Property Damage from windblown panels in storms
- H) Moving Expenses
- I) Lowered county tax revenue from these 20 acres
- J) Biggest of all - The worst problems may be things we are not even thinking of yet!

This is WAY too big of an unknown, to experiment with such a powerplant in our beautiful residential neighborhood. Let's instead convince SCE to consider the option of utilizing its EXISTING FOOTPRINT, to further exploit the land already under its control, for Solar Power Plants under EXISTING powerlines and substations.

Remember, the ORIGINAL PROMISE OF SOLAR was that it did not require any extra space, since panels could conveniently be located under or near existing power lines. This remains true today. All it requires is for SCE to lead the way!

Please forward this on to other Supervisors, Planners, residents, and anyone else who cares about the future of Oak Hills and San Bernardino County!

Thanks

:)

Doug Selsam

14045 Mission St.

Oak Hills, CA 92344

714-749-3909 cel

DougSelsam@Gmail.com

Conner, Christopher - LUS

From: Hudson, Tom
Sent: Monday, July 08, 2013 5:56 PM
To: Bond, Sharon
Cc: Rahhal, Terri; Conner, Christopher - LUS
Subject: RE: Sycamore Physicians Partners-P2010200220.Cup

Gary,

Thanks very much for your email. I appreciate your efforts in communicating with the County. I will forward your email to our planning team and it will be included in the folder of community comments that is provided to County leadership, including the Planning Commission.

Again, thank you.

Respectfully,

Tom Hudson

Tom Hudson, AICP, CMSM

Director, Land Use Services Department
County of San Bernardino
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415
T: (909) 252-5105
E: Tom.Hudson.@lus.sbcounty.gov

F: (909) 387-3223
W: www.sbcounty.gov



From: Bond, Sharon [<mailto:SBond@mapei.com>]
Sent: Monday, July 08, 2013 5:39 PM
To: Hudson, Tom
Subject: Sycamore Physicians Partners-P2010200220.Cup

Sycamore Physicians Partners-P2010200220.CUP

Solar Panel project Oak Hills/Hesperia, California

July 8, 2013

Mr. Tom Hudson,

In regards to the solar power project, My family and I Gary Bond Strongly oppose of this. Concerns are loss of property value, short term health issues, long term health issues, desert tortus and kangaroo rat habitat, area erosion and road issues and maintenance, higher cost of electric, property trash and weed abatement issues, possibility of high wind and solar panel safety, past tract record of smaller solar plants longevity, noise, appearance and long term upkeep. high walls in a residential neighborhood, loss of the view of our Beautiful San Bernardino Mountains.

We have lived here for 25 years and built our home in Oak Hills for the beauty, safety by living in a rural area looking forward to the newer homes and friendly neighbors and friends not glass panels. There are vast desert areas available for such a project. In closing Mr. Tom Hudson, I don't think you and your family would like to live next to a solar panel project. I believe this solar panel project should not be located in our neighborhood.

Sincerely,

Gary Bond

7839 Fuente

Oak Hills, Ca 92344

Grb7@verizon.net



Sharon Bond | Customer Service Supervisor

Office: 909-475-4107 • Cell: 909-436-7930 • 5415 Industrial Parkway San Bernardino, Ca 92407



Keyword: MAPEI AMERICAS

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Conner, Christopher - LUS

From: Hudson, Tom
Sent: Tuesday, July 09, 2013 7:48 AM
To: Rhonda Pfeiffer
Cc: Rahhal, Terri; Conner, Christopher - LUS
Subject: RE: Oak Hills Solar Project - Project No P201200220/CUP

Follow Up Flag: Follow up
Flag Status: Flagged

Rhonda,

Thanks very much for your email and for sharing your concerns with regard to the Oak Hills Solar Project. I appreciate your communication with our Department and the County. I will forward your email to our planning team and it will be incorporated into the materials presented to County leaders, including the Planning Commission.

Thanks again.

Respectfully,
Tom Hudson

Tom Hudson, AICP, CMSM

Director, Land Use Services Department
County of San Bernardino
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

T: (909) 252-5105 F: (909) 387-3223
E: Tom.Hudson@lus.sbcounty.gov W: www.sbcounty.gov

From: Rhonda Pfeiffer [<mailto:rhonda.pfeiffer@yahoo.com>]
Sent: Monday, July 08, 2013 9:56 PM
To: Hudson, Tom
Subject: Oak Hills Solar Project - Project No P201200220/CUP

Dear Mr. Hudson -

Please be advised I am opposed to the proposed solar project - Project No P201200220/CUP - which is currently being considered by the County of San Bernardino for approval.

There are numerous reasons why I feel this is an inappropriate location for a solar electric generating facility:

1 - The location of this site is surrounded by single family residences and 2 1/2 acre parcels designated for residential use which is incompatible with a solar electric generating facility.

2 - The site is located within the sphere of influence of the City of Hesperia - and will eventually be annexed to the City of Hesperia. The City of Hesperia has previously developed standards and guidelines for the approval of this type of facility. This facility does not meet the criteria of not allowing these facilities on residential or agricultural designated properties nor does it meet the requirement that a facility of this type must not be approved with 660 feet of agricultural or residentially designated property. Shouldn't the development code of the city which LAFCO has granted

a sphere of influence right have a right to have development meet the requirements as they exist today?

3 - The County of San Bernardino recently approved a moratorium to give time to adequately address the land use issues when solar projects are proposed. The moratorium was approved as the County of San Bernardino felt "There is a current and immediate threat to the public health, safety and welfare if permits or entitlements for construction of new solar energy generation projects are issued." This project has not been fully approved and should be included in the moratorium.

4 - Since solar projects are subject to exclusions from property tax and instead of providing revenue to support the services they will be using (fire protection, police protection, etc.) this project will be an additional drain on public resources.

While I certainly recognize the property owner's right to propose a development on their property - the rights of the adjacent property owners and the residents of the community should be a consideration too. The property is not properly zoned for this use and this change is a departure from the intent of the general plan previously approved by San Bernardino County. I urge you to recommend denial of this application to the Planning Commission on July 18, 2013.

Thank you in advance for your thoughtful consideration of the facts and realization of the importance in making the right decision for San Bernardino County.

Sincerely,

Rhonda Pfeiffer
10377 Emerson Road
Oak Hills, CA 92344
<mailto:rhonda.pfeiffer@yahoo.com>
(760) 244-1325

Conner, Christopher - LUS

From: Marlene Colantuono <mybyrd1@gmail.com>
Sent: Tuesday, July 09, 2013 11:56 AM
To: Conner, Christopher - LUS
Subject: RE:P201200220/CUP

Follow Up Flag: Follow up
Flag Status: Flagged

This is a totally stupid area to put these solar panels with beautiful homes that people have built with their hard earned money.

Solar panels are ugly to even begin with much less put them across the street from homes.

Put these ugly things out in the middle of the desert where there are no homes or on the slopes of Cajon some place where we don't have to look at them and don't even think about a fence to draw even more attention to them.

For sure the property values will even go down more than they are.

Marlene Colantuono

Applicant: Christine Dutta
Community: Oak Hills/1st Supervisorial District
Location: Bounded by Fir Street, El Centro Road, Fuente Avenue and Bandicoot Trail
Project No: P201200220/CUP
Proposal: Conditional Use Permit for a 2.7 MW photovoltaic solar facility on 20 acres

We, the undersigned, are in opposition to the approval of the above referenced solar energy generation project. We believe this project would have adverse effects on our residential property values, area aesthetics and quality of life.

PRINTED NAME SIGNATURE ADDRESS PHONE #

Gary K. Wilson Gary K. Wilson 13577 Mission (760) 947-4881

Pamela R. Wilson Pamela R. Wilson 13577 Mission (760) 947-4884
Oak Hills

July 11, 2013

Christopher Conner
Project Planner
San Bernardino County Planning
385 North Arrowhead Avenue
San Bernardino, California 92415-0182

RE: Opposition to Project P201200220/CUP

Dear Mr. Conner:

We are writing to express our strong opposition to the proposed project P201200220/CUP, Conditional Use Permit for a 2.7 MW Photovoltaic Solar Facility in Oak Hills. This project would greatly impact the rural neighborhood that surrounds the proposed project site. The installation of this facility would create a multitude of problems which include but not limited to an increase in vehicle traffic, excessive rain water run-off, ambient temperature increases, transmission line emissions, cleaning process contaminants effecting water quality and the reduction in residential property values. In addition, there is a serious concern of the impacts to young students that attend the Elementary School north of this project site.

This rural community provides the quality of life that so many residents appreciate and would like to preserve for future generations without being impacted by projects of this magnitude. We urge you to recommend against approving a Conditional Use Permit for this project and to recommend that projects of nature be restricted from developing in R/L zoning neighborhoods like Oak Hills.

Thank you for your consideration.

Sincerely,

Nancy Dacumos & Tony Mata
7246 Yosemite Ave.
Oak Hills, CA 92344
(909)851-1934

Conner, Christopher - LUS

From: Ralph Spinelli <rmstileandgranite@live.com>
Sent: Thursday, July 11, 2013 10:38 AM
To: Conner, Christopher - LUS
Subject: OAKHILLS SOLAR PLANT

Follow Up Flag: Follow up
Flag Status: Flagged

HELLO CHRIS, THIS IS RALPH SPINELLI, I LIVE ON THE CORNER OF FIR STREET AND BANDICOOT STREET DIRECTLY ACROSS FROM MR. DUTTA'S PROPOSED SOLAR PLANT. WHAT I'VE BEEN HEARING NOT TOO MANY PEOPLE IN YOUR OFFICE HAVE NOT EVEN BEEN OUT HERE ON THIS SITE! IF YOU HAVE PLEASE DISREGARD BUT PASS THIS ON TO THE OTHERS THAT ARE HIGHER. IF YOU HAVE NOT BEEN OUT HERE YOU NEED TO LOOK FROM MY FRONT HOUSE AS OTHERS HAVE! THE VIEW IS ONE THAT BROUGHT ME HERE TO BUY AND HOPE FULLY RETIRE AND DIE HERE, LEAVE MY HOUSE TO MY FAMILY. MY THOUGHT WAS LATER THIS AREA WOULD GROW AND GROW WITH NICE HOMES AROUND MY PROPERTY AS A COUNTRY LOOK IN THE HIGH DESERT. PLEASE IF YOU HAVE NOT BEEN UP HERE STOP BY OR CALL ME DIRECTLY I WOULD LIKE TO SHOW YOU THE AREA. 760 9482372. THE PROPOSED AREA MR. DUTTA SAYS IS UNINCORPORATED, WHICH IS, BUT THE PICTURES HE SHOWS NO HOMES IN THE AREA IS COMPLETELY FALSE, AS IS HIS THOUGHTS OF HIM TRYING TO HELP SAVE THE HIGH DESERT, BUT ONLY FOR HIS OWN PROFIT FOR MAKING MONEY ONLY! I URGE TO RETHINK YOUR THOUGHTS ON THIS PROPOSED PROJECT AS WE ALL WILL LOSE HERE, PLEASE OPPOSE THIS AS I HAVE TOO MUCH TO TELL YOU WHY NOT TO LET THIS GO THRU, BUT HERE IS A FEW, THE COUNTY WILL LOSE ALL THE MONEY REVENUE IF NICE HOMES ARE BUILT HERE ON 20 ACRES, AND THE MOST IMPORTANT ONE IS MY HOUSE WOULD COMPLETELY BE WASHED OUT FROM WATER FROM THE FLOOD WATERS THAT WILL COME OFF THOSE PANELS !!!!! AS I HAVE BEEN TELLING EVERYONE, I WILL BE ON RECORD THAT I TOLD EVERYONE IN YOUR OFFICE IT'S A BAD AREA WHEN IT RAINS HARD AND AFTER A GOOD STORM! PLEASE LET ME KNOW YOU HAVE RECEIVED THIS EMAIL WITH A PHONE CALL OR EMAIL THANK YOU RALPH SPINELLI

Conner, Christopher - LUS

From: taddsgranny@verizon.net
Sent: Thursday, July 11, 2013 1:36 PM
To: Conner, Christopher - LUS
Subject: Oak Hills Solar Project #P201200220/CUP

I am writing to you to voice opposition to the Oak Hills solar project. I have viewed the property in question and am utterly astonished that anyone would even consider placing a solar project like this in the middle of a residential neighborhood. The property is surrounded by upscale rural residential homes. This project is totally out of place for this neighborhood. I am urging you to reconsider the outrageous placement of this project.

Sheila Patterson
6520 Whitehaven Ct.
Oak Hills, Ca 92344

Conner, Christopher - LUS

From: Hudson, Tom
Sent: Thursday, July 11, 2013 1:39 PM
To: Ralph Spinelli
Cc: Rahhal, Terri; Conner, Christopher - LUS
Subject: RE: OAKHILLS SOLAR PLANT

Ralph,

Thanks very much for your email, below. I apologize that you did not receive a response to your previous phone call to our office. It is very important to me that we are accessible to our constituents. I will check into the error on our part and seek to fix it. I called you back today at 1:30 and left a message. I'm sorry I missed you.

I appreciate your efforts to reach out to the County and share your thoughts and concerns. I will forward your email to our planning team. They will include it in their report on the application and it will be forwarded to County leaders, including the Planning Commission, for their further consideration.

Respectfully,
Tom Hudson



Tom Hudson, AICP, CMSM
Director, Land Use Services Department
County of San Bernardino
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415
T: (909) 252-5105 F: (909) 387-3223
E: Tom.Hudson@lus.sbcounty.gov W: www.sbcounty.gov

From: Ralph Spinelli [<mailto:rmstileandgranite@live.com>]
Sent: Thursday, July 11, 2013 11:13 AM
To: Hudson, Tom
Subject: OAKHILLS SOLAR PLANT

HELLO MR. HUDSON THIS IS RALPH SPINELLI , I LIVE ON THE CO. FIR STREET AND BANDICOOT STREET . I CANT BELIEVE THIS PROPOSED PROJECT OF MR. DUTTA'S HAS GOTTEN THIS FAR AND IS STILL IN THE WORKS!!!! WHAT IS GOING ON IN THAT OFFICE, EVERY TIME I LOOK INTO IT STUFF CHANGES FROM GOOD TO BAD . PLEASE I WELCOME YOU TO COME TO MY HOME SO I CAN SHOW YOU AROUND OUR NIEBORHOOD, AND THE MAIN REASON I MOVED HERE! THE MORNING VIEW IS AWESOME AND THE NIGHTS ARE EVEN BETTER. MY THOUGHT WHEN I BOUGHT HERE WAS TO SEE THIS AREA GROW AND THE AREA TO HAVE NICE HOMES BUILT AROUND OUR FAMILY! TO LIVE MY LIFE AND DIE HERE , NOW WERE UP AGAINST SOMEONE WHO SAYS HE CARES ABOUT THE HIGH DESERT BUT ONLY CARES ABOUT THE GREED OF MONEY IN HIS BACK POCKET FOR PROFITS ONLY ,AS HE SAID IN THE PAPER! I GOT TOO MUCH TO SAY SO I WILL KEEP IT SHORT TILL THE MEETING! I WILL SAY TWO OF MY THOUGHTS ,FIRST IS THE WATER THAT RUNS OUT OF THIS AREA IS SO BAD NOW , IT WILL BE A COMPLETE DISASTER IF YOU LET THIS SOLAR PLANT GO IN, MY HOUSE MIGHT BE WASHED COMPLETELY OFF THE FOUNDATION IT SITS ON, I AM ONE OF THE FIRST ITS GOING TO HIT, I REALLY FEEL BAD FOR ALL THE REST

DOWN STREAM FROM ME, I JUST HOPE TO GOD NO ONE GETS HURT OR DIES FROM THIS! SECOND , AS I SAID BEFORE I WAS THINKING OF ALL THE NICE HOMES BUILT HERE IN THE AREA, THE COUNTY WILL LOSE ALL THE REVENUE FROM THIS , THAT WOULD BE A BIG THING IN OUR COUNTY AS YOU KNOW WE NEED THE MONEY, ALSO THE HOUSING MARKET IS NOT TOO FAR AWAY FROM TAKING OFF.MR HUDSON I INVITE YOU TO COME UP HERE AND TAKE A LOOK AT WHAT WE HAVE, PLEASE CALL ME OR RESPOND BACK WITH AN EMAIL , AND LEAST LET ME KNOW YOU RECEIVED THIS AS I HAVE CALLED YOUR OFFICE WITH NO RESPONSE. THANK YOU RALPH SPINELLI 760 9482372

Conner, Christopher - LUS

From: Hudson, Tom
Sent: Thursday, July 11, 2013 1:53 PM
To: taddsgranny@verizon.net
Cc: Rahhal, Terri; Conner, Christopher - LUS
Subject: RE: Oak Hills Solar Project #P201200220/CUP

Sheila,

Thank you for your email and for sharing your concerns about the Oak Hills Solar Project application. I will forward your email to our planning team. They will include it in their project application report for review by County leaders, including the Planning Commission.

Respectfully,
Tom Hudson



Tom Hudson, AICP, CMSM

Director, Land Use Services Department
County of San Bernardino
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

T: (909) 252-5105

E: Tom.Hudson@lus.sbcounty.gov

F: (909) 387-3223

W: www.sbcounty.gov

From: taddsgranny@verizon.net [<mailto:taddsgranny@verizon.net>]
Sent: Thursday, July 11, 2013 1:43 PM
To: Hudson, Tom
Subject: Oak Hills Solar Project #P201200220/CUP

I am writing to you to voice opposition to the Oak Hills solar project. I have viewed the property in question and am astonished that anyone would even consider putting a solar project like this in the middle of a residential neighborhood. The property is surrounded by upscale rural residential homes. This project is totally out of place for a neighborhood like this. I am urging you to reconsider the outrageous placement of this solar project.

Sheila Patterson
6520 Whitehaven Ct.
Oak Hills, CA 92344

Conner, Christopher - LUS

From: Becky Rasmussen <jbrassy@aol.com>
Sent: Sunday, June 30, 2013 2:27 PM
To: Conner, Christopher - LUS
Subject: Solar project Oak Hills

I am an Oak Hills property and I am in favor of the project but afraid to voice my opinion public ally due to to retaliation that I may experience from the property owners association. Thank you for protecting our ecological environment through renewable energy. Solar energy could easily be the high desert's greatest asset.

Becky Rasmussen

Sent from my iPhone Becky

Sent from my iPhone Becky

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 4:09 PM
To: Slowik, Matt - LUS
Subject: Dutta CUP

Mr. Slowik,

Please submit to Dutta CUP

From: Claire Ann Smith [\[mailto:playbig@cox.net\]](mailto:playbig@cox.net)
Sent: Wednesday, September 05, 2012 3:58 PM
To: Supervisor Mitselfelt
Subject: proposed solar project on west side of Oak Hills

I am a property owner in the vicinity of the proposed solar project in west Oak Hills. My property is planned for commercial development, and I would like to see this project go ahead as planned. I am sick and tired of the Oak Hills nimbys and their regressive thinking. Time to move into the 21st century, people!

Slowik, Matt - LUS

From: Anderson, Kenneth
Sent: Wednesday, September 05, 2012 4:01 PM
To: Slowik, Matt - LUS
Subject: FW: Oak hills solar issue

Expires: Monday, March 04, 2013 12:00 AM

Mr. Slowik,

Please submit to Dutta CUP

From: Brad Bodell [<mailto:bradbodell@kw.com>]
Sent: Wednesday, September 05, 2012 2:30 PM
To: Supervisor Mitzelfelt
Subject: Oak hills solar issue

I just sent you my positive response to having these companies come in and serve us with a "low profile" system, verses windmills but didn't give you my info. : brad Bodell at 29271 Silverfern Place, Highland, Ca 92346: project number : P201200220/cup