



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

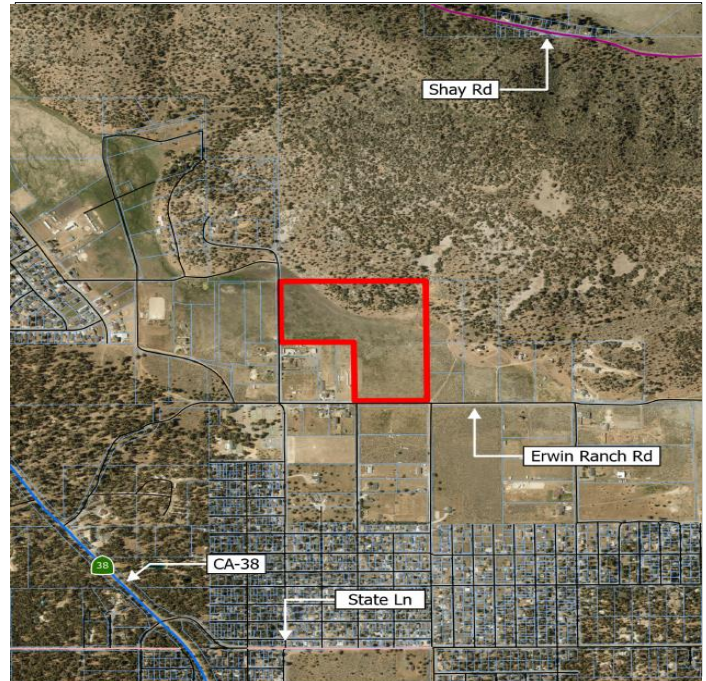
**HEARING DATE: February 19, 2026**

**AGENDA ITEM # 3**

**Project Description**

<b>APNs:</b>	0314-401-29
<b>Applicant:</b>	EDF Renewables Distribution - Scale Power
<b>Community:</b>	Bear Valley
<b>Location:</b>	Project site is located at 2151 Erwin Ranch Road Big Bear, CA 92314
<b>Project No:</b>	PROJ-2025-00036
<b>Staff:</b>	Delanie Garlick, Contract Planner
<b>App Rep:</b>	Environmental Resource Management, Inc./ Ian Todd
<b>Proposal:</b>	A Policy Plan Amendment from Very Low Density Residential to Rural Living, a Zoning Amendment from Bear Valley/Single Residential-1 acre minimum to Rural Living, and a Conditional Use Permit to construct and operate a five-megawatt alternating current solar photovoltaic facility on a 29.9-acre parcel.

**Vicinity Map**



Hearing notices sent on: January 26, 2026

Report prepared by: Delanie Garlick, Contract Senior Planner

**SITE INFORMATION**

Project Size: 29.9 acres

Terrain: Vacant land, the site is relatively hilly on the northern boundary but is flat and gently sloping to the southwest.

Vegetation: Pinyon-juniper woodland and sagebrush.

**SURROUNDING LAND USE DESCRIPTION**

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
<b>Site</b>	Vacant	Very Low Density Residential (VLDR)	Bear Valley / Single Residential - 1 acre minimum (BV/RS-1)
<b>North</b>	Vacant, Open Space	Resource Conservation (RC)	Resource Conservation (RC)
<b>South</b>	Erwin Ranch Road, Residential	Very Low Density Residential (VLDR)	Bear Valley / Single Residential - 1 acre minimum (BV/RS-1)
<b>East</b>	Vacant	Very Low Density Residential (VLDR)	Bear Valley / Single Residential - 1 acre minimum (BV/RS-1)
<b>West</b>	Lakewood Drive, Vacant, Residential	Very Low Density Residential (VLDR)	Bear Valley / Single Residential - 1 acre minimum (BV/RS-1)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	None	N/A
Water Service:	N/A	N/A
Sewer Service:	N/A	N/A

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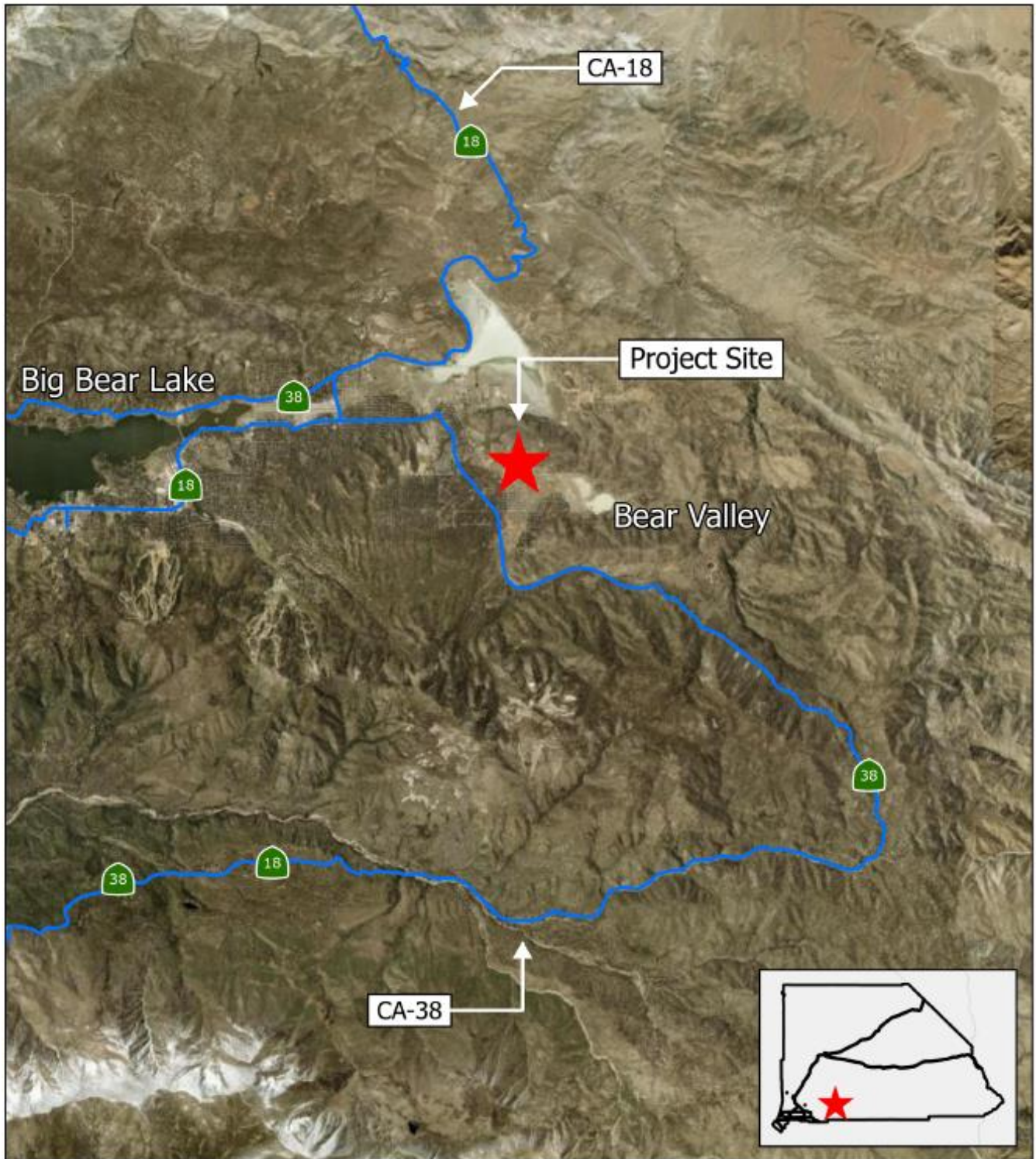
**STAFF RECOMMENDATION:** That the Planning Commission Recommend that the Board of Supervisors take the following actions:

- 1) **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
  - 2) **Adopt** the Findings in support of the Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit;
  - 3) **Approve** the Policy Plan Amendment to amend the Land Use Category designation from Very Low Density Residential (VLDR) to Rural Living (RL) on a 29.9-acre parcel;
  - 4) **Approve** the Zoning Amendment to amend the Land Use Zoning District designation from Bear Valley/Single Residential-1 acre minimum (BV/RS-1) to Rural Living (RL) on a 29.9-acre parcel;
  - 5) **Approve** the Conditional Use Permit to construct and operate a five-megawatt photovoltaic power generating facility on a 29.9-acre parcel, subject to the conditions of approval; and,
  - 6) **Direct** the Land Use Services Department to file the Notice of Determination in compliance with the California Environmental Quality Act.
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<sup>1</sup> Pursuant to Subsection 86.12.040(a) of the Development Code, the Planning Commission shall either disapprove the application or recommend to the Board of Supervisors that the proposed amendment be made. In the case of disapproval, the decision of the Planning Commission shall become final unless appealed in compliance with Chapter 86.08 of the Development Code.

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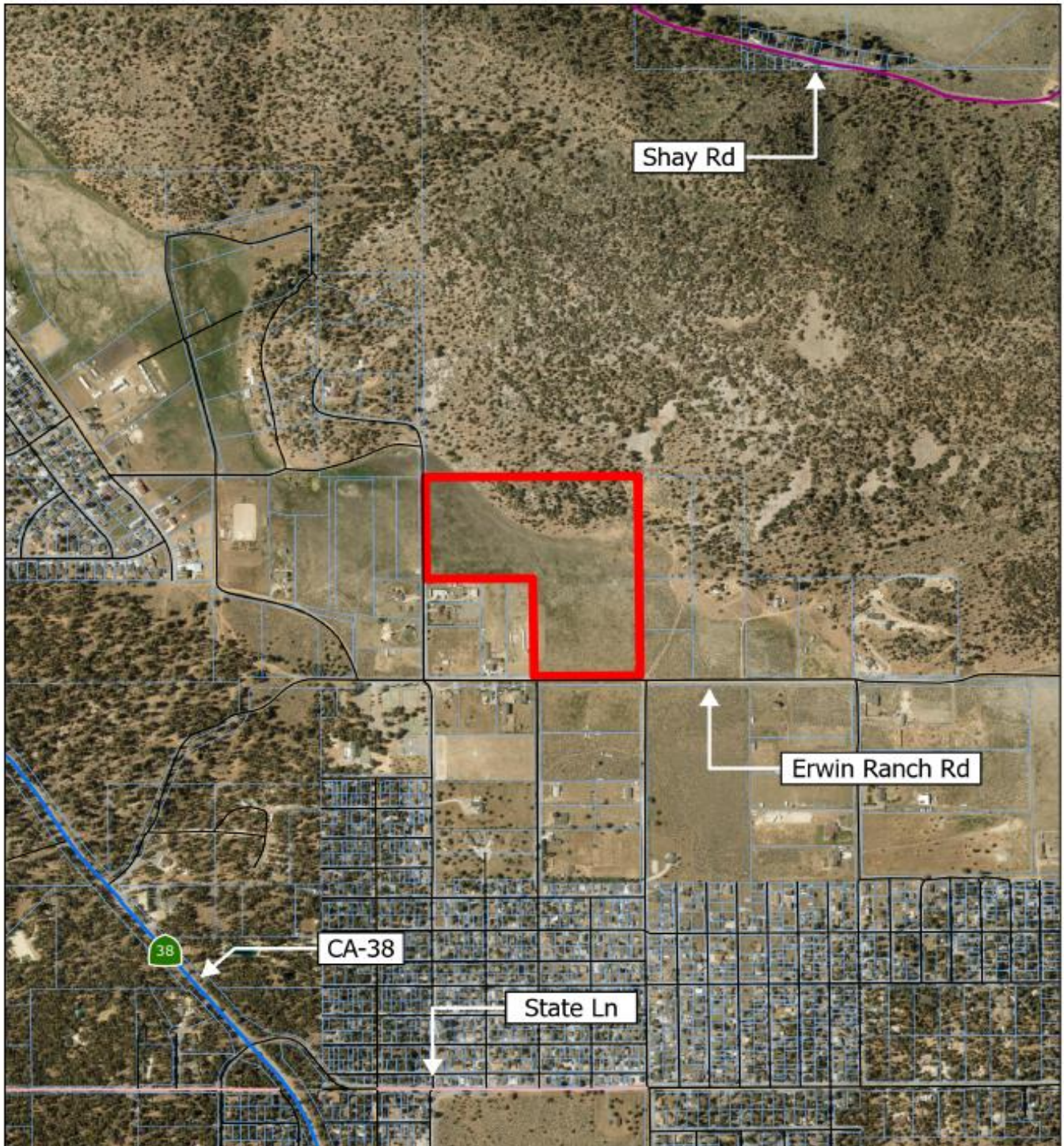
**Figure 1**  
**REGIONAL LOCATION**



Scale: 1:135,956



**Figure 2**  
**VICINITY MAP**

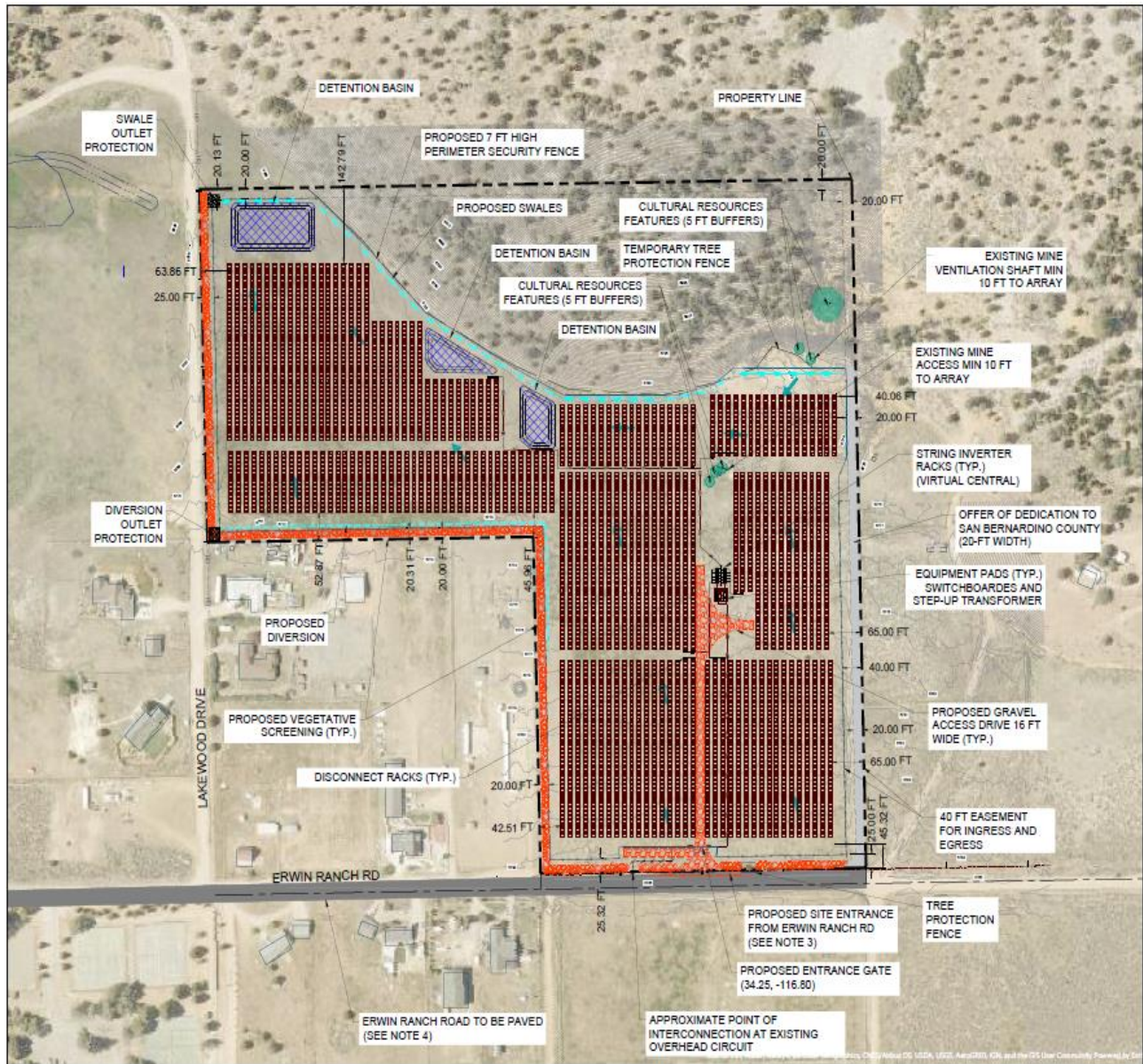


Scale: 1:12,000



-  PROJ-2025-00036
-  Parcels
-  CA Highways
-  Major Arterial
-  Controlled/Limited Access Collector
-  Local

**Figure 3**  
**SITE PLAN**





**PROJECT DESCRIPTION:**

The Bear Valley Solar Energy Project is a proposal to construct a five-megawatt (MW) alternating current (AC) solar photovoltaic (PV) community-oriented renewable energy facility (Project). The Project site is owned by Bear Valley Electric Service, Inc. (BVES; Applicant) and is being designed, permitted, and developed by EDF Renewables Distribution-Scale Power. The Project is situated within a vacant 29.9-acre parcel (Assessor's Parcel Number 0314-401-29), located at 2151 Erwin Ranch Road, near the City of Big Bear Lake in unincorporated San Bernardino County, California (Project site).

The Project site currently has a Land Use Category designation of Very Low Density Residential (VLDR) and is zoned Bear Valley/Single Residential - 1 acre minimum (BV/RS-1). The RS zoning district typically provides sites for single-family residential uses, incidental agricultural, recreational, and similar compatible uses. Per the San Bernardino County Development Code (Development Code), renewable energy facilities are not a permitted use at this site under its current zoning designation. Therefore, the Applicant is requesting a Policy Plan Amendment from Very Low Density Residential (VLDR) to Rural Living (RL) and Zoning Amendment from Bear Valley/Single Residential-1 acre minimum (BV/RS-1) to Rural Living (RL) on the Project site, which would allow for the solar project with a Conditional Use Permit (CUP). Section 84.29.020 of the Development Code lists RL as one of the zoning designations where Community-Oriented Renewable Energy (CORE) generation facilities are allowed with a CUP.

The Project would include the construction of an approximately five-MW AC distribution-scale solar PV facility, which BVES would own and operate. One hundred percent of the power produced would be consumed locally within the BVES service territory and supply approximately ten percent of BVES annual retail sales. The Project site would be accessed from Erwin Ranch Road, with an access drive built within the site to support construction and operation. Solar arrays would be arranged in a ground-mounted single-axis tracking system. The development footprint would avoid existing small-scale infrastructure from historic mining activities on the more sloped and wooded areas in the northern portion of the site. The solar PV facility and associated access drive, switchboard, and step-up transformer would occupy approximately 21 acres of the 29.9-acre parcel.

The Project would use approximately 8,680 bi-facial solar PV modules, mounted on single-axis sun tracking systems in rows running north-south. The modules are wired together and connected to inverters, which convert direct current into electrical AC. The Project would use approximately 20, 250-kilowatt string inverters (or equivalent technologies). The single axis tracking PV panels would be mounted on steel columns approximately five feet above grade, tilting to a maximum height of approximately eight feet above grade. Some systems may require a higher leading edge ground clearance to accommodate snow loads, in which case the height at maximum tilt may reach up to ten feet above grade. Transformers will be located on concrete pads/skids, and medium-voltage (MV) AC electrical conductors will run underground from the Project to Erwin Ranch Road, where a series of interconnection poles and/or pad-mounted equipment pads containing monitoring and metering equipment will interconnect the Project to the local distribution system along Erwin Ranch Road. The number of modules and inverters is subject to change depending on the final design and equipment availability. The Project would be operated on an autonomous, unstaffed basis, and monitored remotely from an existing offsite facility. It is anticipated that maintenance requirements will be minimal as the proposed Project's PV arrays will operate with limited moving parts. Operational activities are limited to monitoring plant performance, periodic mowing, and unscheduled, preventative maintenance.

The Project meets the criteria to be considered a Community-Oriented Renewable Energy

(CORE) facility. The Renewable Energy and Conservation Element (RECE) define CORE as "renewable energy generation planned and approved for consumption by one or more locally sponsored, specific, and proximal end-users." (RECE, p. 48.) Chapter 3 of the RECE explains that CORE facilities are "primarily intended to serve the people near them. Utility-scale projects are not." (RECE, p. 24.) The primary factor in determining if a project is a CORE facility is not size or megawatt output, but rather the location and intention of who is expected to be served by the solar facility. For example, RE Policy RE 3.2.3 provides that "CORE facilities shall be designed primarily to meet the needs of the local users[.]" (RECE, p. 27.)

Table 1 of the RECE, entitled "Renewable Energy Generation Categories", provides "typical" size and acreage guidance for "Neighborhood", "Community", and "Utility-Oriented" solar projects as shown below:

	Community-Oriented				Utility-Oriented
	Accessory: Site-Oriented		Neighborhood	Community	
Key Traits	Rooftop	Ground-Mounted Accessory			
<b>Typical Use</b>	Accessory structure in support of on-site consumption	Accessory structure in support of on-site consumption	Provides electricity primarily for adjacent use	Provides electricity primarily for local off-site use	Supplies electricity to the transmission grid
<b>Preferred Technology Types</b>	Solar PV and water heater energy systems Geothermal Wind energy systems	Solar PV and water heater energy systems Geothermal Wind energy systems	Solar PV energy systems Geothermal	Solar PV energy systems Bioenergy Geothermal	Solar PV energy systems Bioenergy
<b>Permit Type</b>	Building Permit	Building Permit	Minor Use Permit	Conditional Use Permit	Conditional Use Permit
<b>Approval</b>	Staff	Staff	Zoning Administrator	Planning Commission	Planning Commission
<b>Typical Size</b>	Varies depending on size of facility/residential roof	Varies depending on on-site needs	Up to 5 acres in total area	Up to 60 acres in total area	More than 60 acres in total area - Limited Sites*
<b>Typical Power Generation</b>	Varies depending on facility/residence size	Up to approximately 70 kW (standard layout)	Up to approximately 710 kW (standard layout)	Up to approximately 10 MW (standard layout)	More than 10 MW
<b>Notes:</b>	* Limited sites for utility-oriented development are specified in the Development Code				

Based on Table 1 of the RECE, CORE facilities are intended "primarily" to provide electricity for local off-site uses and are "typically" sized to be up to approximately 60 acres and approximately ten MW of power. However, as detailed above, the ten-MW output and 60-acre size is not considered to be a limiting factor as long as the electricity primarily serves local off-site uses. The Project is designed to meet the criteria of a CORE project, with electricity provided for local off-site use and an output of five-MW on a site under 60 acres. Therefore, the Land Use Services Department has determined that the Project as conditioned qualifies as a CORE facility.

Location and Site Description

The Project site consists of undeveloped land located in unincorporated San Bernardino County, California, approximately 0.15 miles southeast of the unincorporated community of Big Bear City. The Project is approximately four miles to the southeast of Big Bear Lake, approximately 1.5 miles to the south of Baldwin Lake, and approximately 0.6 miles northwest of Erwin Lake. The San Bernardino National Forest borders the Project site on the north but does not extend into the

bounds of the Project area. Additionally, the Project site does not contain residential properties but is visible from Erwin Ranch Road, Lakewood Drive, and the neighboring rural residences on the east, west, and south. Surrounding uses include dispersed rural residences zoned RS-1; undeveloped open space along the northern perimeter of the Project site zoned RC; and the Woodlands residential neighborhoods to the south, which is zoned RS (accessed from SR-38). The Project site and surrounding area are within the Bear Valley Community, a subsection of unincorporated San Bernardino County.

No current or historical uses of the Project site parcel have been identified. However, historic gold mining activities related to the Gold Hill Mine did occur within and adjacent to the Project site, as evidenced by existing small-scale infrastructure such as a ventilation shaft and production shaft. The Project site is relatively hilly on the northern boundary but is flat and gently sloping to the southwest. Wild donkeys also occasionally inhabit the Project site and graze.

### Surrounding Land Uses

The Project site is bounded on the north and east by undeveloped land, on the south by Erwin Ranch Road, and on the west by Lakewood Drive and two residences. Surrounding uses include dispersed rural residences zoned BV/RS-1; undeveloped open space along the northern perimeter of the proposed Project site parcel zoned Bear Valley/Resource Conservation (BV/RC); and the Woodlands residential neighborhood to the south, which is zoned RS (accessed from SR-38). The proposed Project site is visible from Erwin Ranch Road and Lakewood Drive and from the neighboring rural residences from the east, west, and south. The Project site is not visible from SR-38 or the Woodland residential neighborhood due to vegetation screening, topography, and existing residences.

### Land Use Designations and Zoning

The Project site is currently designated as Very Low Density Residential (VLDR) under the General Plan and zoned Bear Valley/Single Residential-1 acre minimum (BV/RS-1). While the RS district typically supports single-family homes and compatible agricultural or recreational uses, the San Bernardino County Development Code does not permit renewable energy facilities under this current zoning. The Rural Living Zone district allows renewable energy facilities with a Conditional Use Permit.

To facilitate the Project, the applicant is requesting a Policy Plan Amendment and Zoning Amendment to Rural Living. The minimum acreage to rezone to RL is 30 acres. The property had a recent ALTA survey that shows a gross acreage of 29.966 acres, per Section 81.02.020(d)(3) the property is rounded up to 30 acres. The San Bernardino County Development Code states total lot area shall be rounded to the nearest tenth of an acre using the normal rounding convention. The RL designation is designed to balance residential development with expansive open spaces that preserve the County's rural character. Under the RECE and Development Code Table 82-7, renewable energy facilities designed as CORE projects are a permitted use within the RL zone, provided they obtain an approved CUP.

### Site Access

Local access is provided by Erwin Ranch Road and Lakewood Drive, and regional access is provided by SSR-38. Erwin Ranch Road is an unpaved, two-way road, which will serve as the primary access drive to the Project site. Lakewood Drive and Erwin Ranch Road are rural roadways, and traffic is generally limited to local residents. The site entrance within the right-of-way of Erwin Ranch Road is conditioned to be paved according to County standard. This Project requires a minimum 26-foot-wide paved access road within 60-foot of right-of-way and designed to modified County Standard 114A that ties into a maintained paved public road. The Project shall

make a good faith effort to obtain offsite right-of-way to accommodate the paved access. If the Project cannot obtain right-of-way from the parcel (APN: 0314-422-31) adjacent to Erwin Ranch Road between the Project site and the existing paved portion of Erwin Ranch Road, then the Project can pave to the intersection of Lakewood and Erwin Ranch Road and enter into a Delayed Improvement Agreement for the remaining portion of unpaved access. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Mountain Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the Policy Plan, Circulation Element.

### Project Fencing and Security

The perimeter of the Project site would be enclosed by a fixed knot “agricultural style” wooden fence with a proposed height of seven feet and access provided through a rolling gate located at the proposed gravel driveway off Erwin Ranch Road. The fence would provide security for the facility while maintaining the rural aesthetic of the area. Approximately six-inch gaps in the fence wiring will allow for the passage of small wildlife during operation. Based upon feedback received from the community, the Project also proposes the inclusion of a small gap (approximately six to eight inches) along the bottom of the fence to further enable the passage of small wildlife during operation. In addition to the perimeter fence, landscaping would be planted around the western, southern, and eastern boundaries of the Project site to limit views of the Project from nearby residences and drivers along Lakewood Drive and Erwin Road. Landscaping would consist of native and drought tolerant plants that would reach the height of approximately eight feet at full growth.

### **ANALYSIS**

The RECE provides the following five siting policies to be considered in the allowance of renewable energy (RE) facilities within the various Land Use Zoning Districts. As explained below, the Project complies with each of the siting policies.

1. Condition of the underlying ground: Fundamentally, RE should be developed on substantially disturbed or degraded lands. Minor disturbances likely to recover to a high-quality natural condition in a short time should not be considered substantially disturbed.

Response: The Project is located within historically disturbed lands previously used for mining and grazing and continues to provide habitat for wild donkeys, although it has regained some of its natural characteristics. The Project proposes de minimis surface grading and minor spot grading for the installation of the array stands/piers. Additionally, minor road grading will occur; however, the on-site roads will match the existing surface grades. Grading activities will be subject to BMPs for erosion and silt control and general County inspection schedules/requirements.

2. Impact on the natural environment: Siting that may negatively impact critical habitats and species that are threatened or endangered will be given very careful scrutiny. Generally, RE and all other types of development will be expected to minimize and mitigate negative environmental impacts.

Response: The initial study identified in total, 15 special-status species are present or have a moderate to high potential to occur within the Project site, including five plant species and ten wildlife species. Mitigation measures for preconstruction surveys, employee training, and BMPs have been added to the Project (See the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for additional information). With implementation of mitigation measures and conditions of approval, less than significant impacts are expected. The Project site and construction activities would not have a significant impact to vegetation communities or other special-status

habitats. The Project site does not contain any sensitive natural communities as designated by the California Department of Fish and Wildlife (CDFW), and it also does not overlap with any federally designated critical habitat. Therefore, impacts to riparian habitat or other sensitive natural communities would be less than significant.

3. Relationship to surrounding land uses: RE development should not substantially conflict with surrounding land uses, especially existing communities or residential areas where residents object to the visual character of RE projects.

Response: Although a few scattered residences exist within the vicinity of the site, the Project would not cause a physical division of an established community. Additionally, when the Project is decommissioned, the site would return to existing conditions of open land. The Project site occupies a parcel that is proposed to be rezoned as RL. The RL zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses. Per the Development Code, renewable energy generation facilities are not a permitted use within the RL zoning district. The RL zoning district would allow for future development (e.g., housing) at the site when the Project is decommissioned.

4. Proximity to transmission and/or distribution infrastructure: Generally, the intent is to discourage siting that requires substantial new infrastructure, especially transmission lines.

Response: The point of connection to the existing electrical lines would occur at the southern portion of the site. Electrical power poles exist along the Erwin Ranch Road thereby minimizing any substantial new infrastructure.

5. Contribution to the benefits of community-oriented RE: There is substantial growth nationally in community-oriented renewable energy (CORE) facilities development. The Element emphasizes CORE development, including the principles of energy reliability, consumer cost reduction, local production for local consumption, and locally appropriate services. Therefore, there are many conditions under which CORE facilities sited in or adjacent to communities may complement the collective needs of the community or neighborhood.

Response: One hundred percent of the power produced would be consumed locally, within the BVES service territory and supply approximately 10 percent of BVES annual retail sales. In 2002, the State of California enacted Senate Bill (SB) 1078, a Renewable Portfolio Standard (RPS) Program that mandates the percentage of energy that the state utilities must receive from renewable sources. The RPS has been revised and continues to be used to enforce the use of renewables and mandate the threshold of clean energy required. The California Public Utilities Commission (CPUC) implements the state's compliance with RPS, and the California Energy Commission (CEC) certifies facilities as eligible renewable sources for the program. On September 10, 2018, Governor Brown signed SB (SB) 100, establishing that 100 percent of all electricity in California must be obtained from renewable and zero-carbon energy resources by December 31, 2045. Specifically, the bill increases required energy from renewable sources for both investor-owned utilities and publicly owned utilities from 50 percent to 60 percent by 2030. Incrementally, these energy providers must also have a renewable energy supply of 33 percent by 2020, 44 percent by 2024, and 52 percent by 2027. California must procure 100 percent of its energy from carbon-free energy sources by the end of 2045.

On November 14, 2025, the CPUC rendered a decision of BVES' application to develop a solar project and off-site battery storage project (**Exhibit F**). The CPUC granted approval finding that the Project is cost efficient by achieving multiple compliance requirements and serving reliability

needs.

### **California Environmental Quality Act**

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), San Bernardino County as Lead Agency completed environmental review to determine if the Project may have a significant effect on the environment. The County prepared an initial study and mitigated negative declaration (IS/MND) for the Project (**Exhibit E**). County staff filed the IS/MND with the County Clerk on October 28, 2025, and circulated the IS/MND for public review and comment from October 28, 2025, through November 28, 2025 (SCH No. 2025101328) (30 days). The IS/MND concludes that the Project will have a less than significant impact with the adoption of feasible mitigation measures. Feasible mitigation measures adopted by County and incorporated into the IS/MND to mitigate impacts to a less than significant level for Impacted Resource Areas include biological resources, cultural resources, geology/soil, noise, and tribal cultural resources.

Several comments were received during the public comment period both in opposition (15 letters) and in support (five letters) of the Project (**Exhibit I**). A comment letter from CDFW was received on November 26, 2025 (**Exhibit G**). CDFW expressed concerns with the use of chemicals for washing solar panels and other infrastructure, dust suppression, and other ancillary Project uses without the prior written approvals from CDFW and the County. CDFW recommends that avoidance of the southern hillslope be incorporated as an avoidance measure for southern rubber boa. The Applicant provided a written response (**Exhibit H**) to CDFW's comment letter and addressed all concerns.

A summary of recommended mitigation measures to reduce the level of impact to less than significant that are contained in the IS/MND and incorporated into the Project's Mitigation Monitoring and Reporting Program, include the following:

#### *Biological Resources Mitigation Measures.*

- MM BIO-1: Pre-construction clearance surveys
- MM BIO-2: Construction monitoring

#### *Cultural Resource Mitigation Measures*

- MM CR 1: Retention of a Qualified Project Archaeologist (on-call basis)
- MM CR 2: Worker Environmental Awareness Program
- MM CR 3: Archaeological Monitoring (on-call basis)
- MM CR 4: Protection of Buried Human Remains

#### *Geology/Soil Mitigation Measures*

- MM GEO-1: Seismic design parameters
- MM GEO-2: Slope stability assessment

#### *Noise Mitigation Measures*

- MM NOI-1: Construction Activities limits
- MM NOI-2: Inverter placement

#### *Tribal Cultural Resources Mitigation Measures*

- MM TCR-1 requires Tribal Monitoring.
- MM TCR-2 Treatment of cultural Resources.
- MM TCR-3 Inadvertent Discoveries of Human Remains/Funerary Objects.

**RECOMMENDATION:** That the Planning Commission recommend that the Board of Supervisors:

1. **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
2. **Adopt** the Findings in support of the Policy Plan Amendment, Zoning Amendment and Conditional Use Permit;
3. **Approve** the Policy Plan Amendment to amend the Land Use Category designation from Very Low Density Residential to Rural Living on a 29.9-acre parcel;
4. **Approve** the Zoning Amendment to amend the Land Use Zoning District designation from Bear Valley/Single Residential-1 acre minimum to Rural Living on a 29.9 acre parcel;
5. **Approve** the Conditional Use Permit to construct and operate a 5-megawatt alternating current solar photovoltaic power generating facility, subject to the conditions of approval; and,
6. **Direct** the Land Use Services Department to file the Notice of Determination in compliance with the California Environmental Quality Act.

**ATTACHMENTS:**

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Mitigation Monitoring and Reporting Plan
- Exhibit D: Site Plan
- Exhibit E: Initial Study/Mitigated Negative Declaration
- Exhibit F: CPUC Approval dated November 14, 2025
- Exhibit G: CDFW Comment Letter, dated November 26, 2025
- Exhibit H: Response to CDFW Letter
- Exhibit I: Public Comment Letters

# **EXHIBIT A**

**FINDINGS: AMENDMENT**

**A POLICY PLAN AMENDMENT TO AMEND THE LAND USE CATEGORY DESIGNATION FROM VERY LOW DENSITY RESIDENTIAL (VLDR) TO RURAL LIVING (RL) AND A ZONING AMENDMENT TO AMEND THE LAND USE ZONING DISTRICT DESIGNATION FROM BEAR VALLEY/SINGLE RESIDENTIAL-1 ACRE MINIMUM (BV/RS-1) TO RURAL LIVING (RL) (COLLECTIVELY REFERRED TO AS THE PROPOSED AMENDMENT OR PROJECT) ON A 29.53-ACRE PARCEL LOCATED AT 2151 ERWIN RANCH ROAD IN THE COMMUNITY OF BIG BEAR, 3<sup>RD</sup> SUPERVISORIAL DISTRICT; APN: 0314-401-29; (PROJECT SITE) PROJECT NUMBER PROJ-2025-00036**

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 86.12.060, and supporting facts for approval of the Proposed Amendment):

**1. THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE POLICY PLAN OR AN APPLICABLE SPECIFIC PLAN.**

Based on the evidence contained in the supporting documents, the Project is consistent with and will further the goals and policies of the Policy Plan and will not obstruct their attainment as further indicated below:

**Policy HZ-1.3 Floodplain Mapping.** We require any new lots or subdivisions partially in, and any new development partially or entirely in 100-year flood zones or 100-year flood awareness areas to provide detail floodplain mapping for 100- and 200-year storm events as part of the development approval process.

**Consistency:** *The Project site is not located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA) and is determined to be outside the 500-year and 100-year flood zones. However, the northwest corner of the Project site does overlap a California Department of Water Resources (DWR) 100-year flood awareness zone. The Best Available Map (BAM) from the California Department of Water Resources shows the Project site is not within the flood awareness zone for the 100-year floodplain.*

**GOAL LU-2 LAND USE MIX AND COMPATIBILITY:** An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.

**Consistency:** *The land use on the parcel provides an effective compatible designation and zone with the surrounding rural residential area. The Rural Living designation is designed to balance residential development with expansive open spaces that preserve the County's rural character. Under the Renewable Energy and Conservation Element (RECE) and Development Code Table 82-7, renewable energy facilities designed as Community-Oriented Renewable Energy (CORE) projects are permitted use within the RL zone, provided they obtain an approved CUP.*

**Policy LU-2.4 Land Use Map Consistency.** We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

**Consistency:** *The Proposed Amendment modifies the Very Low Density Residential (VLDR) Land Use Category designation to Rural Living (RL) and Single Residential 1-acre minimum (RS-1) district to Rural Living (RL), which maintains the residential land use category and preserves the rural character of the area. While the RS district typically supports single-family homes and compatible agricultural or recreational uses, the San Bernardino County Development Code does not permit renewable energy facilities under this current zoning, therefore the need to rezone to RL is necessary for the solar project.*

**2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY.**

**Consistency:** *An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Project and determined that the Project, with implementation of mitigation measures, would not result in significant impacts which would be detrimental to the public interest, health, safety, convenience and welfare of the County. The MND is incorporated herein by reference as evidence in support of this finding.*

**3. THE PROPOSED AMENDMENT IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED.**

**Consistency:** *The Proposed Amendment will support the development of community-oriented renewable energy (CORE) facility. There is substantial growth nationally in CORE facility development. The Renewable Energy and Conservation Element (RECE) emphasizes CORE development, including the principles of energy reliability, consumer cost reduction, local production for local consumption, and locally appropriate services. Therefore, there are many conditions under which CORE facilities sited in or adjacent to communities may complement the collective needs of the community or neighborhood.*

*One hundred percent of the power produced by the proposed project would be consumed locally, within the BVES service territory and supply approximately 10 percent of BVES annual retail sales. In 2002, the state of California enacted Senate Bill (SB) 1078, a Renewable Portfolio Standard (RPS) Program that mandates the percentage of energy that the state utilities must receive from renewable sources. The RPS has been revised and continues to be used to enforce the use of renewables and mandate the threshold of clean energy required. The California Public Utilities Commission (CPUC) implements the state's compliance with RPS, and the California Energy Commission (CEC) certifies facilities as eligible renewable sources for the program. On September 10, 2018, Governor Brown signed SB (SB) 100, establishing that 100 percent of all electricity in California must be obtained from renewable and zero-carbon energy resources by December 31, 2045. Specifically, the bill increases required energy from renewable sources for both investor-*

*owned utilities and publicly owned utilities from 50 percent to 60 percent by 2030. Incrementally, these energy providers must also have a renewable energy supply of 33 percent by 2020, 44 percent by 2024, and 52 percent by 2027. California must procure 100 percent of its energy from carbon-free energy sources by the end of 2045.*

*On November 14, 2025, the CPUC rendered a decision on BVES' application for a solar and off-site battery storage project. The CPUC concluded that there will be a net value of the Project to ratepayers, that the Project is in the public interest, and granted approval finding that the Project is cost efficient by achieving multiple compliance requirements and serving reliability needs. The County agrees with the CPUC findings and concludes that the Proposed Amendment will have a community benefit without compromising existing uses.*

**4. THE PROPOSED AMENDMENT WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREAS.**

*Consistency: The Proposed Amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The existing residential surrounding uses and land use pattern will stay in tack with the change from RS-1 to RL. The Rural Living designation is designed to balance residential development with expansive open spaces that preserve the County's rural character. A CORE project is allowed through a CUP in the RL district and with the implementation of site design, will be consistent with the surrounding development pattern. Once the Project is decommissioned the site will be restored and the land use will remain compatible with the surrounding rural character.*

**5. THE PROPOSED AMENDMENT DOES NOT CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE.**

*Consistency: The Proposed Amendment has been reviewed and determined to be compliant with the provisions of the Development Code. The proposed Project meets the minimum acreage required for a Zoning Amendment in the Rural Living Zoning districts.*

**6. THE PROPOSED AMENDMENT WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY.**

*Consistency: An IS/MND was prepared for the Project and concluded that with the implementation of the MMRP no substantial impact will occur by the amendment. There will be no adverse effect on surrounding properties.*

**7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G. FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED AND/OR DEVELOPMENT WILL NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.**

**Consistency:** *All components of the Project were analyzed by the appropriate County departments and determined to be physically suitable in terms of design, location, shape, size, characteristics, as well as provide public and emergency vehicle access, and public services and utilities to the Project site, to ensure that the project would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.*

**FINDINGS: CONDITIONAL USE PERMIT**

**A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AND OPERATE A 5-MEGAWATT (MW) ALTERNATING CURRENT COMMUNITY SOLAR PHOTOVOLTAIC (PV) POWER GENERATING FACILITIES (PROJECT) ON APPROXIMATELY 29.9-ACRE VACANT PARCEL; LOCATED AT 2151 ERWIN RANCH ROAD IN THE COMMUNITY OF BIG BEAR, 3<sup>RD</sup> SUPERVISORIAL DISTRICT; APN: 0314-401-29; (PROJECT SITE) PROJECT NUMBER PROJ-2025-00036**

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for approval of the Conditional Use Permit:

- 8. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, LOADING AREAS, OPEN SPACE, PARKING AREAS, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

**Consistency:** *The Project Site is 29.9 acres in size and is of adequate size and shape to accommodate the proposed energy generating facility. Ingress and egress circulation, native landscaping, lot coverage, all setbacks, buffering fences meet the requirements of the Development Code for the proposed land use and zoning designations.*

- 9. 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.**

**Consistency:** *The site design ensures adequate legal and physical access to the site. The Project Site is bordered by Erwin Ranch Road to the south, Lakewood Drive to the west, and unnamed road to the east. Regional access to the site is provided via State Route 38 (SR 38). Local access to the site would be accessed via Erwin Ranch Road located south of the site.*

- 10. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE.**

**Consistency:** *The Project, as designed and conditioned, is consistent with the land uses and development standards allowed within the Rural Living (RL) Zoning District and as such should not have adverse effects on abutting properties. The proposed Project is a*

*community-oriented renewable energy (CORE) project that will deliver clean, emission-free renewable energy from the sun to the rural and incorporated communities. The Project is consistent with all required setbacks and incorporated a landscape buffer around the site to diminish views and reduce operational and maintenance noise levels.*

**11. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE COUNTY GENERAL PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.**

**Consistency:** The proposed Conditional Use Permit, together with the provisions for its design and improvement, are consistent with the Policy Plan and specifically implement the following goals and policies:

**Policy LU-2.1 Compatibility with existing uses.**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

**Consistency:** *The Project is appropriate because together with the Policy Plan Amendment and Zoning Amendment the use is allowed subject to a land use entitlement of a Conditional Use Permit (CUP) and compatible with the size and scale of the surrounding residential characteristics. The height of the solar panels will be installed at a height no greater than 15 feet high, which is consistent with the height of residential structures and accessory structures allowed in the Rural Living designation. The Project Site is required and conditioned to provide a buffer/fence to screen the energy generating facility from public view and designed to be sensitive to surrounding properties.*

**Policy LU-2.3 Compatibility with natural environment**

We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

**Consistency:** *The Project was reviewed for environmental impacts and a technical biological report was submitted that identified potential species that needed protection, and mitigation measures were incorporated to minimize impacts and protect said species in place and ensure the construction activities do not interfere with natural drainage of the property so that the Project can be compatible with the surrounding natural environment and biodiversity. The Project Site is required and conditioned to provide a buffer/fence to screen the energy generating facility from public view and designed to be sensitive to surrounding properties and the environment.*

**Policy LU-2.4 Land Use Map consistency.**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

**Consistency:** *The Project with the approval of the associated Policy Plan Amendment and Zoning Amendment will be consistent. As designed, the proposed use is generally compatible and consistent with surrounding land uses and community's identity.*

**Policy RE-2.1: Renewable Energy Systems**

We support solar energy generation, solar water heating, wind energy and bioenergy systems that are consistent with the orientation, siting and environmental compatibility policies of the General Plan. Additionally, Policy RE 2.1.1, states that projects shall “utilize renewable energy development standards in the Development Code to minimize impacts on surrounding properties.”

**Consistency:** *The Project is a community-oriented renewable energy (CORE) project that will deliver clean, emission-free renewable energy. The Project will deliver renewably generated electricity to the local distribution system through a new connection to the existing distribution circuit.*

**Policy RE-3.2: Community-Oriented Renewable Energy**

We encourage community-oriented renewable energy (CORE) generation that primarily serves local uses in the county, and Policy RE-3.2.3: CORE facilities shall be designed primarily to meet the needs of the local users, with an adequate overage margin to meet peak demands and defray the cost of the systems.

**Consistency:** *The Project is a Community Oriented Renewable (CORE) project. The Project will be smaller than the typical 10 MW-ac threshold for utility-scale projects and will interconnect to the local distribution system which serves primarily local, off-site loads.*

**Policy RE-4.5: Decommissioning Plans**

Require RE generation facility developers to provide and implement a decommissioning plan that provides for reclamation of the site to a condition at least as good as that which existed before the lands were disturbed or another appropriate use that is stable (i.e. with interim vegetative cover), prevents nuisance, and is readily adaptable for alternative land uses.

**Consistency:** *The Project is conditioned to submit a decommissioning plan to the County, which includes all required aspects, including cost estimates, work required, and removal of structures and equipment.*

**Policy RE 4.7: Site Selection and Design**

RE project site selection and site design shall be guided by the following priorities relative to habitat conservation and mitigation:

1. Avoid sensitive habitat, including wildlife corridors, during site selection and project design;
2. Where necessary and feasible, conduct mitigation on-site.
3. When on-site habitat mitigation is not possible or adequate, establish mitigation off-site in an area designed for habitat conservation.

**Consistency:** *A Biological Assessment has been prepared for the proposed Project. No wildlife species were observed, although general site conditions do permit the*

*establishment of habitat areas. Measures have been recommended to ensure species are not adversely affected by the development of the site, including pre-construction surveys, worker training, and avoidance of species when possible.*

**Policy RE 5.1.1: CORE Siting**

Community-oriented RE generation facility sites may be less disturbed or degraded but should contribute direct benefits to the communities they are intended to serve.

**Policy RE 5.1.2: Conformance to Development Code**

Siting of community-oriented and utility-oriented RE generation facilities will conform to applicable standards set forth in the Development Code.

**Consistency:** *The CORE facility will be located within the community in which it will serve. The site is surrounded by rural residential uses, the Project would not cause a physical division of an established community. Additionally, when the Project is decommissioned, the site would return to existing conditions of open land. The RECE provides siting policies to be considered in the allowance of renewable energy (RE) facilities within the various Land Use Zoning Districts, this project meets those conditions as described in the staff report.*

**12. THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF THE DEVELOPMENT, TO ACCOMMODATE THE PROPOSED PROJECT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.**

**Consistency:** *Site access would be provided via a new driveway constructed from Erwin Ranch Road and new on-site access roads. Where necessary, the access roads would be upgraded using gravel and geotextile fabric and extended into the Project's fence line. The roads would be wide enough to accommodate emergency vehicles and designed in compliance with County building and fire department standards. Due to the proposed use of the property as a solar facility, service levels are expected to be minimal and would not require on-site water or wastewater disposal.*

**13. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE OVERALL PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.**

**Consistency:** *The conditions of approval include measures that require the applicant/developer to comply with the performance measures outlined in the Development Code. Therefore, the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.*

**14. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.**

**Consistency:** *The proposed energy generating facility is a solar energy system and designed to maximize the number of solar panels can be placed on site while meeting all*

*of San Bernardino's County Development Code Standards, thereby meeting the intent and purpose of the required finding.*

**FINDINGS: COMMERCIAL SOLAR ENERGY FACILITY**

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 84.29.035, and supporting facts for approval of the Project:

- 15. Finding (c)(1): The proposed commercial solar energy facility(ies) is either (A) sufficiently separated from existing communities and existing/developing rural residential areas so as to avoid adverse effects, or (B) of a sufficiently small size, provided with adequate setbacks, designed to be lower profile than otherwise permitted, and sufficiently screened from public view so as to not adversely affect the desirability and future development of communities, neighborhoods, and rural residential use.**

*Consistency: The proposed solar facility is of a sufficiently small size, provided with adequate setbacks, designed to be lower profile than otherwise permitted, and sufficiently screened from public view so as to not adversely affect the desirability and future development of communities, neighborhoods, and rural residential use. Project design includes perimeter fencing and an installed landscape buffer to diminish views from adjacent roadways and residential development.*

- 16. Finding (c)(2): Proposed fencing, walls, landscaping, and other perimeter features of the proposed commercial solar energy generation facility(ies) will minimize the visual impact of the Project so as to blend with and be subordinate to the environment and character of the area where the facility is to be located.**

*Consistency: Fencing will be provided around the proposed solar facility. Any proposed lighting must be shielded and directed downward to minimize the potential for glare or spillover onto adjacent properties. The Project includes the installation of a landscape buffer around the perimeter of the Project Site to diminish views from the adjacent road. Generally, solar panels are designed to be highly absorptive of light that strikes the panel surfaces, generating electricity rather than reflecting light. PV panels have a lower index of refraction/reflectivity than common sources of glare in residential environments. The glare and reflectance levels of panels are further reduced with the application of anti-reflective coatings.*

- 17. Finding (c)(3): The siting and design of the proposed commercial solar energy generation facility(ies) will be either: (A) unobtrusive and not detract from the natural features, open space and visual qualities of the area as viewed from communities, rural residential uses, and major roadways and highways or (B) located in such proximity to already disturbed lands, such as electrical substations, surface mining operations, landfills, wastewater treatment facilities, etc., that it will not further detract from the natural features, open space and visual qualities of the area as viewed from communities, rural residential uses, and major roadways and highways.**

*Consistency: The Project is located within historically disturbed lands previously used for mining and grazing, although it has regained some of its natural characteristics. The*

*Project Site has some topographic features to the north of the location of the solar facility but would not detract from the natural features, open space or visual qualities. Distant views surrounding the site would be maintained due to the limited height of the solar panels, thereby not detracting from any natural features, open space or unique visual qualities of the area.*

- 18. Finding (c)(4): The siting and design of Project site access and maintenance roads have been incorporated in the visual analysis for the Project and shall minimize visibility from public view points while providing needed access to the development site.**

*Consistency: The subject property and proposed solar facility have existing access from Erwin Ranch Road, a 26-foot-wide access road and an interior drive would be constructed through the solar facility. Due to the relatively low trajectory of the panels, the gradual upward slope extending north-east for properties in the area will minimize visibility of the site. The Project has been designed to have minimal visibility from adjacent properties.*

- 19. Finding (c)(5): The proposed commercial solar energy generation facility(ies) will not adversely affect the feasibility of financing infrastructure development in areas planned for infrastructure development or will be located within an area not planned for future infrastructure development (e.g., areas outside of water agency jurisdiction).**

*Consistency: The Project will not require additional infrastructure (private or public) to be installed or extended to the site. The facility will connect to existing overhead lines and the existing electrical grid. The Project does not require the provision of water or sewer. The installation of a solar facility would provide power to the local community as a beneficial impact.*

- 20. Finding (c)(6): The proposed commercial solar energy generation facility(ies) will not adversely affect to a significant degree the availability of groundwater supplies for existing communities and existing and developing rural residential areas.**

*Consistency: The applicant has indicated the Project will not use any water, other than the need to minimize any potential construction related water needs. Any need during construction can be met through the use of off-site trucking of water to the property.*

- 21. Finding (c)(7): The proposed commercial energy generation facility(ies) will minimize site grading, excavating, and filling activities by being located on land where the existing grade does not exceed an average of five (5) percent across the developed portion of the Project site, and by utilizing construction methods that minimize ground disturbance.**

*Consistency: The Project site has relatively flat topography, with an average surface elevation of 6,779 ft above mean sea level, ranging from a low of about 6,771 ft in the northwest corner of the site to 6,790 ft in the southeast corner of the site. The average slope from corner to corner is about 1.4%. However, the site sits at the base of a large hill, with a total elevation gain of about 527 ft and an average slope of 18-20%. The San Bernardino County Land Use Plan Geologic Hazard Overlays map designates this hillside as having low to moderate “generalized landslide susceptibility.” The Project generally*

*drains from southeast to northwest Limited grading is proposed within the photovoltaic array. Grading is proposed within the limits of the access road, stormwater basins and equipment pads and in discrete areas to accommodate tracker slope and pile reveal tolerances.*

- 22. Finding (c)(8):** The proposed commercial solar energy generation facility(ies) will be located in proximity to existing electrical infrastructure, such as transmission lines, utility corridors, and roads, so that: (A) minimal ground disturbance and above ground infrastructure will be required to connect to the existing transmission grid, considering the location of the Project site and the location and capacity of the transmission grid, (B) new electrical generation tie lines will be co-located on existing power poles whenever possible, and (C) existing rights-of-way and designated utility corridors will be utilized to the extent practicable.

*Consistency:* As a community-oriented solar facility, the Project is designed to access an existing transmission line at the southern section of the property.

- 23. Finding (c)(9):** The proposed commercial solar energy generation facility(ies) will be sited so as to avoid or minimize impacts to the habitat of special status species, including threatened, endangered, or rare species, Critical Habitat Areas as designated by the U.S. Fish and Wildlife Service, important habitat/wildlife linkages or areas of connectivity designated by County, state or federal agencies, and areas of Habitat Conservation Plans or Natural Community Conservation Plans that discourage or preclude development.

*Consistency:* A Biological Resources Assessment (BRA) was prepared for the Project Site that involved literature research and field surveys to document all biological resources identified within the survey area and included a floral/fauna inventory, vegetation/land use mapping, and habitat suitability assessments to determine the potential for special-status plant and wildlife species and vegetation communities to occur within the survey area. No areas designated as Critical Habitat overlap the Project Area. Forty-seven plants were documented on site during the surveys. Following the dichotomous key and membership rules as defined in the Manual of California Vegetation (CNPS 2024b), three vegetative communities were also determined to occur within the Project Area, none of which are designated as sensitive by CDFW. In total, 15 special-status species are present or have a moderate to high potential to occur within the Project area, including 5 plant species and 10 animal species. Mitigation measures were included to reduce to less than significant impacts. In the broader context, the Project is located within historically disturbed lands previously used for mining and grazing and continues to provide habitat for wild donkeys, although it has regained some of its natural characteristics. The Project Area is bound by Lakewood Drive to the west, Erwin Ranch Road to the south, an unpaved access road to the east, and San Bernardino National Forest to the north. Residential development occurs immediately south, southwest, and approximately 0.1 miles east of the Project Area, with the residence bordering to the southwest also containing an equestrian facility. Existing uses surrounding the site would largely remain unchanged. Therefore, the site will not likely prevent wildlife movement through the region as the adjacent pinyon pine habitat will remain unfenced and accessible.

- 24. Finding (c)(10): Adequate provision has been made to maintain and promote native vegetation and avoid the proliferation of invasive weeds during and following construction.**

*Consistency: The Project includes annual maintenance and operational measures to minimize the potential growth of invasive weeds during and following construction.*

- 25. Finding (c)(11): The proposed commercial solar energy generation facility(ies) will be located so as to avoid or mitigate impacts to significant cultural and historic resources, as well as sacred landscapes.**

*Consistency: The records search results determined that no previously recorded resources have been recorded in the Project Area. Based on the results of the assessment, only one historical resource (ERM-Site-001) was recorded within the Project Area during the field survey and is likely associated with the Gold Hill Mine District. However, it is not currently listed by the State Historic Resources Commission in the CRHR nor listed on a local register of historic resources. The development footprint will avoid the existing small-scale infrastructure from historic mining activities on the more sloped and wooded areas in the northern portion of the Project site parcel. Therefore, the potential for significant impacts to important cultural resources due to development of the Project is low, and potential impacts to cultural resources would be less than significant.*

- 26. Finding (c)(12): The proposed commercial solar energy generation facility(ies) will be designed in a manner that does not impede flood flows, avoids substantial modification of natural water courses, and will not result in erosion or substantially affect area water quality.**

*Consistency: Increases in imperviousness for the Project are anticipated to be minimal and will be primarily due to PV solar panels, gravel access roads and equipment pads. Stormwater storage areas (e.g., basins, berms, or other approved County methods) will capture the onsite stormwater runoff to reduce the 100-year post-development peak discharge and runoff volume to be no greater than the 100-year pre-development peak discharge and runoff volume, which will serve a dual purpose to meet the Construction General Permit post-construction water quality requirements for water balance.*

- 27. Finding (c)(13): The proposed commercial solar energy generation facility(ies) will not be located within a floodway designated by the Federal Emergency Management Agency (FEMA), has been evaluated for flood hazard impacts pursuant to Chapter 82.14 of the Development Code, and will not result in increased flood hazards to upstream or downstream properties.**

*Consistency: The Project is not located in a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA) and is determined to be outside the 500-year and 100-year flood zones. A Drainage/Hydrology Study was prepared and accepted by the Land Development Division. A Final Study must be prepared and approved prior to issuing of a Grading Permit and the requirements contained in that document may modify the final recommendations accepted by the Land Development Division.*

- 28. Finding (c)(14): All on-site solar panels, switches, inverters, transformers, and substations shall be located at least one foot above the base flood elevation as shown on the Flood Insurance Rate Maps.**

*Consistency: The Project site is not located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA) and is determined to be outside the 500-year and 100-year flood zones. However, the northwest corner of the Project site does overlap a California Department of Water Resources (DWR) 100-year flood awareness zone. The Best Available Map (BAM) from the California Department of Water Resources shows the Project site is not within the flood awareness zone for the 100-year floodplain.*

- 29. Finding (c)(15): For development sites proposed on or adjacent to undeveloped alluvial fans, the commercial solar energy generation facility has been designed to avoid potential channel migration zones as demonstrated by a geomorphic assessment of the risk of existing channels migrating into the proposed development footprint, resulting in erosion impacts.**

*Consistency: The geology of the Project Site is primarily mapped within a Holocene to Pleistocene dated alluvial-fan deposits consisting of slightly consolidated to cemented sand, silt, gravels and boulders. The alluvial nature of the sediments at the project site are generally not prone to this type of soil collapse. These granite derived alluvium deposits also do not contain a lot of clay, making soil expansion and swelling unlikely. Due to the age and composition of the native soils and geologic materials encountered during the field exploration, it is our opinion that hydro collapse of the on-site soils as the result of rain or irrigation water percolation is unlikely.*

- 30. Finding (c)(16): For proposed facilities located on prime agricultural soils or land designated by the California Farmland Mapping and Monitoring Program as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, where use of the land for agricultural purposes is feasible, the proposed commercial solar energy generation facility will not substantially affect the agricultural viability of surrounding lands.**

*Consistency: The proposed Project Site does not contain agricultural land or land designated by the State for farmland and, therefore, would not have an adverse effect on the agricultural viability of surrounding lands.*

- 31. Finding (c)(17): If the proposed site is subject to a Williamson Act contract, the proposed commercial solar energy generation facility(ies) is consistent with the principals of compatibility set forth in California Government Code Section 51238.1.**

*Consistency: The Project Site is not subject to any Williamson Act contracts.*

- 32. Finding (c)(18): The proposed commercial solar energy generation facility(ies) will not preclude access to significant mineral resources.**

**Consistency:** *The Project Site is not located in an area of known, significant mineral resources, based upon a review of Policy Map NR-4 of the San Bernardino Countywide Plan. Additionally, solar energy generation is considered an interim land use (with a limited-term contract with a utility) and is expected to be removed after its contractual lifetime.*

- 33. Finding (c)(19): The proposed commercial solar energy generation facility(ies) will avoid modification of scenic natural formations.**

**Consistency:** *The Project would avoid any modification of scenic natural formations, as no designated scenic natural formations, as identified by the County, are located at the Project site.*

- 34. Finding (c)(20): The proposed commercial solar energy generation facility(ies) will be designed, constructed, and operated so as to minimize dust generation, including provision of sufficient watering of excavated or graded soil during construction to prevent excessive dust. Watering will occur at a minimum of three (3) times daily on disturbed soil areas with active operations, unless dust is otherwise controlled by rainfall or use of a dust palliative, or other approved dust control measure.**

**Consistency:** *The Project will apply dust control measures in compliance with permit conditions and South Coast Air Quality Management District (SCAQMD) guidance. A Dust Control Plan is required to establish specific measures to be implemented to control dust.*

- 35. Finding (c)(21): All clearing, grading, earth moving, and excavation activities will cease during period of winds greater than 20 miles per hour (averaged over one hour), or when dust plumes of 20 percent or greater opacity impact public roads, occupied structures, or neighboring property, and in conformance with Air Quality Management District (AQMD) regulations.**

**Consistency:** *The Project will apply dust control measures in compliance with permit conditions and South Coast Air Quality Management District (SCAQMD) regulations.*

- 36. Finding (c)(22): For sites where the boundary of a new commercial solar energy generation facility will be located within one-quarter mile of a primary residential structure, an adequate wind barrier will be provided to reduce potentially blowing dust in the direction of the residence during construction and ongoing operation of the commercial solar energy generation facility.**

**Consistency:** *There is existing residential development within one-quarter mile of the Project Site. The Project includes the installation of fencing and landscaping buffer, to serve as a wind and visual barrier.*

- 37. Finding (c)(23): Any unpaved roads and access ways will be treated and maintained with a dust palliative or graveled or treated by another approved dust control method to prevent excessive dust, and paving requirements will be applied pursuant to Chapter 83.09 of the Development Code.**

**Consistency:** *The applicant will prepare a Dust Control Plan for review and approval by the County and South Coast Air Quality Management District (SCAQMD). Included in the plan will be treatments and measures designed to the specific conditions of the Project site so as to provide effective dust control.*

**38. Finding (c)(24): On-site vehicle speed will be limited to 15 miles per hour.**

**Consistency:** *The applicant will post and enforce speed limit of 15 miles per hour for on-site vehicles.*

**39. Finding (c)(25): For proposed commercial solar energy generation facilities within two (2) miles of the Joshua Tree National Park boundaries, the location, design, and operation of the proposed commercial solar energy facility will not be a predominant visual feature along the main access roads to the park (Park Boulevard and Utah Trail), nor will it substantially impair views from hiking/nature trails, campgrounds, and backcountry camping areas within the National Park.**

**Consistency:** *The Project Site is not located within two miles of Joshua Tree National Park.*

**40. Finding (c)(26): For proposed facilities within two (2) miles of the Mojave National Preserve boundaries, the location, design, and operation of the proposed commercial solar energy facility will not be a predominant visual feature of, nor substantially impair views from, hiking and backcountry camping areas within the National Preserve.**

**Consistency:** *The Project Site is not located within two miles of the Mojave National Preserve.*

**41. Finding (c)(27): For proposed facilities within two (2) miles of Death Valley National Park boundaries, the location, design, and operation of the proposed commercial solar energy facility will not be a predominant visual feature of, nor substantially impair views from, hiking and backcountry camping areas within the National Park.**

**Consistency:** *The Project Site is not located within two miles of Death Valley National Park.*

**42. Finding (c)(28): For proposed facilities within two (2) miles of the boundaries of a County, state or federal agency designated wilderness area, the location, design, and operation of the proposed commercial solar energy facility will not be a predominant visual feature of, nor substantially impair views from, the designated wilderness area.**

**Consistency:** *The San Bernardino National Forest borders the Project site on the north but does not extend into the bounds of the Project area. The proposed commercial solar energy facility will not be a predominant visual feature of, nor substantially impair views from, the designated wilderness area.*

- 43. Finding (c)(29): For proposed facilities within two (2) miles of the boundaries of any active military base, the location, design, and operation of the proposed commercial solar energy facility will not substantially impair the mission of the facility.**

*Consistency: The Project is not within two miles of an active military base. Construction and/or operation of the Project would not preclude military operations from occurring within the Project area.*

- 44. Finding (c)(30): When located within a city’s sphere of influence, in addition to other County requirements, the proposed commercial solar energy facility(ies) will also be consistent with relevant city zoning requirements that would be applied to similar facilities within the city.**

*Consistency: The Project Site is not located within the Sphere of Influence of a city.*

- 45. Finding (c)(31): On terms and in an amount acceptable to the Director, adequate surety is provided for reclamation of commercial solar energy generation facility(ies) sites should energy production cease for a continuous period of 180 days and/or if the site is abandoned.**

*Consistency: Decommissioning of the site will occur in compliance with Development Code Section 84.29.060, which requires removal of site facilities when operations cease. The requirement for a removal surety bond will be included in the Conditions of Approval to be adopted for the Project.*

**FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

- 46. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.**

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, an Initial Study/Mitigated Negative Declaration (MND) was prepared for the Project. The County finds that there is no substantial evidence in light of the whole record that the Project may have a significant effect on the environment with implementation of feasible mitigation measures identified in the MND. The MND represents the independent judgment and analysis of the County acting as the lead agency for the Project.

# **EXHIBIT B**



# Conditions of Approval

<b>Record:</b>	PROJ-2025-00036	<b>System Date:</b>	01/22/2026
<b>Record Type:</b>	Project Application	<b>Primary APN:</b>	0314401290000
<b>Record Status:</b>	In Review	<b>Application Name:</b>	BEAR VALLEY SOLAR ENERGY
<b>Effective Date:</b>		<b>Expiration Date:</b>	
<b>Description:</b>	BEAR VALLEY SOLAR ENERGY - GENERAL PLAN AMENDMENT/CONDITIONAL USE PERMIT		

A GENERAL PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL (VLDR) TO RURAL LIVING (RL) WITH A ZONE CHANGE FROM BEAR VALLEY /SINGLE RESIDENTIAL-1 ACRE MINIMUM LOT SIZE (BV/RS-1) TO RURAL LIVING (RL), FOR A 29.53-ACRE PARCEL, INCLUDING A CONDITIONAL USE PERMIT FOR A SOLAR ENERGY PROJECT APPROX. 5-MEGAWATT (MW) ALTERNATING CURRENT (AC) SOLAR PHOTOVOLTAIC (PV) FACILITY, LOCATED ON LAKEWOOD DR AND ERWIN RANCH RD, NORTHEAST CORNER, IN THE COMMUNITY OF BEAR VALLEY; 3RD SUPERVISORIAL DISTRICT; APN: 0314-401-29

**This document does not signify project approval.**

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

## ON-GOING

### Land Use Services - Planning

- 1 **Project Approval Description (CUP/MUP)** - Status: Outstanding  
 This Solar Energy Project is conditionally approved to construct and operate a 5-megawatt (MW) alternating current (AC) solar photovoltaic (PV) facility, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved 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.

2 **Project Location** - Status: Outstanding

The Project site is located at 2151 Erwin Ranch Road Big Bear, CA 92314.

3 **Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 **Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (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 a 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 fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, 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 indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

6 **Continous Effect/Revocation** - Status: Outstanding

All of the conditions of this project approval are continuously in effect 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.

7 **Extension of Time** - Status: Outstanding

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 thirty 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)

**8 Project Account** - Status: Outstanding

The Project account number is PROJ-2025-00036. 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 expense 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 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

**9 Development Impact Fees** - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

**10 Continous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism 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 a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

11 **Lighting** - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

12 **Construction Hours** - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

13 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

14 **Cultural Resources** - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

## Public Works - Traffic

15 **Access** - Status: Outstanding

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

16 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

## INFORMATIONAL

### Land Use Services - Land Development

17 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

## PRIOR TO LAND DISTURBANCE

### Land Use Services - Planning

- 18 **Mitigation Measures** - Status: Outstanding  
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

### Land Use Services - Building and Safety

- 19 **Geotechnical Report** - Status: Outstanding  
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

### Land Use Services - Land Development

- 20 **Additional Drainage Requirements.** - Status: Outstanding  
In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which 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.
- 21 **BMP Enforcement.** - Status: Outstanding  
In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by the County Department of 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.
- 22 **Continuous BMP Maintenance.** - Status: Outstanding  
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 final Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.
- 23 **Drainage Improvements** - Status: Outstanding  
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. An \$810 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 24 **Erosion Control Installation.** - Status: Outstanding  
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

**25 FEMA Flood Zone** - Status: Outstanding

FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C7320H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. However, the site is located within a flood hazard area for the 100-year floodplain shown on the Awareness Maps prepared by the California Department of Water Resources (DWR). Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. 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.

**26 Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

**27 On-site Flows** - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

**28 State Construction Stormwater General Permit:** - Status: Outstanding

Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

**29 WQMP** - Status: Outstanding

A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A \$2,862 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. Review processed on an actual cost basis. Copies of the WQMP guidance and template can be found at: (<https://dpw.sbcounty.gov/wqmp-templates-and-forms/>)

**30 WQMP Inspection Fee** - Status: Outstanding

The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

**Public Health– Environmental Health Services****31 Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

## Public Works - Surveyor

### 32 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

### 33 **Monument Disturbed by Grading** - Status: Outstanding

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 pursuant to Section 8771(b) Business and Professions Code.

## Public Works - Traffic

### 34 **Requirement Prior to Land Disturbance** - Status: Outstanding

Road Maintenance Permit. A permit will be required from San Bernardino County Department of Public Works – Permits Division (Permits) for maintenance of the unpaved portion of Erwin Ranch Road during construction of the project. The project is required to maintain the road allowing for continued public access. Please contact Permits at (909) 387-1863 for permit requirements.

## PRIOR TO BUILDING PERMIT ISSUANCE

### Land Use Services - Planning

#### 35 **Lighting Plans** - Status: Outstanding

The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

#### 36 **Issuance/Building Permit Condition** - Status: Outstanding

Prior to issuance of grading and/or building permit, the Applicant/Owner/Property Owner/Lease Holder, shall post a surety bond for the future decommissioning of the property and removal of solar equipment in the amount established by the Director of Planning or effective County ordinance in effect at the time, in compliance with County Code Section 84.29.070 - Decommissioning Requirements.

## County of San Bernardino Special Districts

### 37 **Road - Sphere, Adjacent Property** - Status: Outstanding

This project lies within County Service Area 70 R3 which provides road service to its residents. If the developer is to proceed with the development of this property, Prior to Issuance of Grading Permits Road Maintenance Permit. A permit will be required from San Bernardino County Department of Public Works Special Districts for maintenance of roads that are maintained by Special Districts within County Service Area 70 R3. The project is responsible for maintenance of the road(s) shown in the submitted Construction Management Plan, but the requirements will extend to any other Special Districts roads that are used by construction vehicles for the project. The applicant is required to maintain access to the public during construction and bring the road(s) back to pre-construction condition. A video showing the condition of the road(s) prior to construction is required with the permit. Please contact Special Districts at (909) 386-8800 for permit requirements. Prior to Occupancy Road Maintenance Permit. All required off-site improvements shall be completed by the applicant and inspected and approved by San Bernardino County Department of Public Works Special Districts. A video showing the condition of the road(s) post-construction is required to be submitted along with finalizing the permit. Please contact Special Districts at (909) 386-8800 for permit requirements.

## Land Use Services - Building and Safety

### 38 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

### 39 **Temporary Use Permit** - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

## Land Use Services - Land Development

### 40 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

### 41 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California: Erwin Ranch Road (Mountain Secondary Highway – 60 feet) • Street Improvements. Design AC dike with paving 18 feet from centerline. • Driveway Approach. Design driveway approach per modified County Standard 129D and located per County Standard 130. No sidewalk required. • Paved Access Road. This project is required to have a minimum 26-foot-wide paved access road within 60-foot of right-of-way and designed to modified County Standard 114A that ties into a maintained paved public road. The project shall make a good faith effort to obtain offsite right-of-way to accommodate the paved access. If the project cannot obtain right-of-way from the parcel (APN: 0314-422-31) adjacent to Erwin Ranch Road between the project site and the existing paved portion of Erwin Ranch Road, then the project can pave to the intersection of Lakewood and Erwin Ranch Road and enter into a Delayed Improvement Agreement for the remaining portion of the unpaved access. Willow Lane (Unclassified local – 40 feet) • Road Dedication. A 20-foot grant of easement is required to provide a half-width right-of-way of 20 feet and 35-foot radius return grand of easement is required at the intersection of Erin Ranch Road and Willow Lane / Easterly property line.

**42 Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Mountain Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

**43 Slope Easements** - Status: Outstanding

Slope rights shall be dedicated where necessary.

**44 Slope Tests** - Status: Outstanding

Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.

**45 Soils Testing** - Status: Outstanding

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 the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

**46 Street Gradients** - Status: Outstanding

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 the County Department of Public Works confirming the adequacy of the grade.

**47 Street Type Entrance** - Status: Outstanding

Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

**48 Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

**49 Utilities.** - Status: Outstanding

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.

**Public Health– Environmental Health Services****50 Existing OWTS** - Status: Outstanding

Existing Onsite Wastewater Treatment System (OWTS) can be used if applicant provides an EHS approved certification that indicated the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements. Submit an OWTS certification for EHS review and approval. OWTS certification must be completed by a state licensed contractor with license A, C-36, and C42 or other qualified professionals (i.e., Registered Civil Engineer (RCE.), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.) Applicable EHS review fee will be invoiced upon receipt of certification.

51 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

52 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Big Bear City CSD or EHS approved.

53 **Water Service Verification Letter** - Status: Outstanding

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

## PRIOR TO OCCUPANCY

### Land Use Services - Planning

54 **Fees Paid** - Status: Outstanding

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 PROJ-2025-00036.

55 **Installation of Improvements** - Status: Outstanding

All required on-site improvements shall be installed per approved plans.

56 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance

### County Fire - Hazardous Materials

57 **Permit Required** - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.

### Land Use Services - Building and Safety

58 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

## Land Use Services - Land Development

### 59 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

### 60 **WQMP Improvements** - Status: Outstanding

All required WQMP improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works. An electronic file of the approved final WQMP shall be submitted to Land Development Division, Drainage Section.

### 61 **Condition of Road Improvements** - Status: Outstanding

At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to the County Department of Public Works.

### 62 **LDD Requirements** - Status: Outstanding

All LDD requirements shall be completed by the applicant prior to occupancy.

### 63 **Road Improvements** - Status: Outstanding

Delayed Improvement Agreement. A Delayed Improvement Agreement must be executed with the Board of Supervisors and recorded if the full length of paved access is not constructed as conditioned.

### 64 **Structural Section Testing** - Status: Outstanding

A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

## Public Works - Traffic

### 65 **Requirement Prior to Occupancy** - Status: Outstanding

Road Maintenance. All required off-site improvements shall be completed by the applicant and inspected and approved by San Bernardino County Department of Public Works – Permits Division.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	<a href="https://lus.sbcounty.gov/">https://lus.sbcounty.gov/</a>	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	<a href="https://www.sbcounty.org/">https://www.sbcounty.org/</a>	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995

Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	<a href="https://dpw.sbcounty.gov/">https://dpw.sbcounty.gov/</a>	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	<a href="https://ehs.sbcounty.gov">https://ehs.sbcounty.gov</a>	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	<a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

# **EXHIBIT C**

**Mitigation Monitoring and Reporting Program  
Initial Study/Mitigated Negative Declaration  
Bear Valley Solar Project  
PROJ-2025-00036**

*Prepared by:*



**County of San Bernardino, Land Use Services  
Department**

385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, California 92415-0182  
*Contact: Delanie Garlick, Contract  
Senior Planner*

January 2026

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**SECTION**

1.0 Introduction..... 3  
2.0 Mitigation Monitoring and Reporting Program Table..... 5

**TABLES**

Table 1 Mitigation Monitoring and Reporting Program..... 5

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## **1.0 INTRODUCTION**

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigated measures identified in the MND for the proposed Lear Avenue Solar Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. The implementation of the mitigation measures would reduce impacts to below a level of significance for biological resources, hydrological, noise, cultural resources, geology and soils, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, the party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, California 92415

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## 2.0 MITIGATION MONITORING AND REPORTING PROGRAM TABLE

**Table 1 Mitigation Monitoring and Reporting Program**

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<b>Biological Resources</b>				
<p><b>MM BIO-1: Pre-construction clearance surveys</b></p> <ul style="list-style-type: none"> <li>A qualified biologist will conduct pre-construction surveys for nesting birds (including raptors) on and closely adjacent to the Project site no more than 10 days prior to any ground disturbance, if ground disturbance is to occur during the breeding season (1 February through 31 August). If an active nest is detected, a 100-foot work avoidance buffer will be implemented for non-raptors and a 500-foot work avoidance buffer will be implemented for raptors. Nesting buffers may be reduced based upon the judgment of the biological monitor and should be monitored to detect any behavioral changes due to the reduced buffer. If behavioral changes are observed, the buffer will be restored to the original radius.</li> <li>A qualified biologist will conduct pre-construction surveys for southern rubber boa within all disturbance areas plus a 100-foot buffer no more than 3 days prior to any ground disturbance during the active/breeding season (1 April through 31</li> </ul>	Seven days prior to any on-site grading and construction activities	Project Applicant, Lead Biologist	County of San Bernardino	

<p>October). Should southern rubber boa be observed, work shall be halted within 100 feet of the individual until it has moved out of area.</p> <ul style="list-style-type: none"> <li>• Prior to construction, the applicant shall construct a reptile exclusion fence around the perimeter of the Project area to avoid potential impacts to rubber boa. Additionally, the contractor shall shield and angle any necessary lighting away from the adjacent undeveloped land to the north of the Project site to avoid disturbing wildlife, including rare bats.</li> </ul>				
<p><b>MM BIO-2: Construction monitoring</b></p> <ul style="list-style-type: none"> <li>• A qualified biologist will conduct an education program for construction personnel. Topics to be discussed will include occurrence and distribution of special-status plants, rubber boa, and bats; take avoidance measures being implemented during the Project, reporting requirements if incidental take occurs; and applicable definitions and prohibitions under the CESA. A fact sheet conveying this information will be prepared for distribution to Project personnel.</li> <li>• A qualified biologist shall be onsite to conduct daily (pre-work) sweeps for rubber boa during ground-disturbing activities initiated between 1 April and 31 October. Once a reptile exclusion fence</li> </ul>	<p>Prior to any activity on-site, during construction activities. On-going.</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	

<p>around the perimeter of the Project is constructed, daily (pre-work) sweeps would not be required. In the event of unanticipated discovery of rubber boa within the site, construction personnel shall follow the guidance within the worker education program, including but not limited to halting construction and contacting a qualified biologist, etc.</p> <ul style="list-style-type: none"> <li>• Project-related vehicles will observe a daytime speed limit of 15 mph throughout the entire Project site, except on county roads and state and federal highways. Off-road traffic outside of designated Project site will be prohibited.</li> <li>• To prevent inadvertent entrapment of wildlife during the construction phase of the Project, all excavated, steep-walled holes or trenches more than 2 feet deep will be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks will be installed. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals.</li> <li>• All food-related trash items such as wrappers, cans, bottles, and food scraps will be disposed of in securely closed containers and removed at least once a week from the Project site.</li> </ul>				
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<ul style="list-style-type: none"> <li>• No firearms will be allowed on the Project site, excluding law enforcement personnel.</li> <li>• No pets, such as dogs or cats, will be permitted on the Project site.</li> <li>• All spills of hazardous materials will be cleaned up immediately.</li> <li>• Use of rodenticides and herbicides in the Project site will be restricted.</li> <li>• Should any vertical tubes, such as solar mount poles, chain link fencing poles, or any other hollow tubes or poles be utilized on the Project site, the poles will be capped immediately after installation to prevent entrapment of birds.</li> </ul>				
Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
<b>Cultural</b>				
<p><b>MM CR-1: Retention of a Qualified Project Archaeologist (on-call basis)</b>                      Prior to issuance of the grading permit associated for the Project, the Project Applicant shall retain a Project Archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards (36 CFR Part 61) in archaeology, to provide cultural resources support on an on-call basis. The</p>	Ongoing	Project Applicant	County of San Bernardino	



<p>Consulting Tribes shall work directly with the retained Project Archaeologist to collaboratively develop a Cultural Resources Monitoring and Treatment Plan (CRMTP) that reflects the mitigation measures for cultural resources and Tribal cultural resources appropriate to the scope and implementation of this Project. The CRMTP shall be informed by the knowledge, perspectives, and recommendations of the Consulting Tribes from the outset of its development. This plan shall also include a research design and outline procedures for archaeological and Tribal monitoring, unanticipated discoveries protocol, resource evaluation, and treatment procedures to ensure regulatory alignment with PRC §21083.2(i) and consistent with CEQA Guidelines. Once a draft has been prepared, it shall be submitted to the Lead Agency for review and dissemination to the Consulting Tribes. The Lead Agency shall provide the Consulting Tribes with the final, approved version of the CRMTP to ensure agreement of the same document. Following Lead Agency approval, the CRMTP shall be formally adopted prior to issuance of the grading permit for the Project. All cultural resource discoveries and treatment procedures shall be carried</p>				
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<p>out in accordance with the protocols established in the approved CRMTP. Additional cultural resources personnel (e.g., archaeological field technicians, monitors, specialists) may be retained to assist with identification, evaluation, mitigation, monitoring, and other related activities. All cultural resources staff shall possess a minimum of a Bachelor’s degree in anthropology, archaeology, history, or a related field, and demonstrate relevant field experience.</p>				
<p><b>MM CR-2: Worker Environmental Awareness Program.</b>                  Prior to and throughout the duration of Project activities, all new personnel involved in ground-disturbing work shall complete a Worker Environmental Awareness Program (WEAP). The training shall be developed by the Project Archaeologist in concurrence with the Consulting Tribes and include information on applicable cultural resource laws, details on archaeological and Tribal cultural resources, respectful appropriate behavior and treatment of resources and sacred sites, and procedures for reporting discoveries. The training may be delivered in-person or via video and may include participation by a presenter from the Consulting Tribes. Each worker shall sign an acknowledgment form confirming completion of the training, and a sticker shall be placed on their hard hat to indicate compliance. Training records shall be maintained and submitted to the CEQA Lead</p>	<p>Ongoing</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	

Agency upon request.				
<p><b>MM CR-3: Archaeological Monitoring (on-call basis)</b>                  A qualified archaeologist, under the supervision of the Project Archaeologist, shall be retained to provide on-call support to respond to and address any inadvertent discoveries identified during ground disturbing activities. All monitoring activities shall be documented on a daily monitoring form and completed at the end of day. A final cultural resources technical report that encapsulates the support provided will be prepared in accordance with the California Office of Historic Preservation’s Archaeological Resource Management Reports (ARMR) guidelines. Reports shall be submitted to the Lead Agency and Consulting Tribes for review and approval, prior to submittal to the appropriate Information Center.</p>	On-going	Project Applicant	County of San Bernardino	
<p><b>MM CR-4: Protection of Buried Human Remains</b>                  If human remains are encountered during any phase of ground-disturbing activities, all work in the immediate vicinity (within a 100-foot buffer of the find) shall cease, and the County Coroner shall be notified immediately, in accordance with California Health and Safety Code §7050.5. No further disturbance shall occur until the Coroner has made a determination regarding the nature of the remains, which must occur within two working days of notification. If the Coroner</p>	Ongoing	Project Applicant	County of San Bernardino	



<p>determines that the remains are or may be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, as required by Public Resources Code §5097.98. The NAHC will identify the Most Likely Descendant (MLD), who shall be granted access to the site and allowed 48 hours to make recommendations regarding the treatment and disposition of the remains, in consultation with the County and the Project Archaeologist. All activities in the vicinity of the discovery shall remain suspended until the remains have been appropriately treated and the lead agency has authorized the resumption of work.</p>				
<b>Mitigation Measure</b>	<b>Mitigation Measure</b>	<b>Mitigation Measure</b>	<b>Mitigation Measure</b>	<b>Mitigation Measure</b>
<b>Geological</b>				
<p><b>MM GEO-1: Seismic design parameters.</b> Prior to the issuance of grading permits, the applicant shall retain a California registered and licensed engineer to design the proposed Project to withstand probable seismically induced ground shaking at the Project site. All grading and construction on site shall adhere to the specifications, procedures, and site conditions contained in the final design plans, which shall be fully compliant with the seismic recommendations of the California-registered and licensed professional engineer and consistent with the recommendations in the Geotechnical Recommendations Report</p>	<p>Prior to Grading permit</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	

prepared by ANS Geo, Inc. in 2025.				
<p><b>MM GEO-2: Slope stability assessment</b>                  If the Project cannot be designed to avoid the construction of structures or PV arrays in the northeastern corner identified as an AOC for slope stability in the 2025 geologic hazards and geotechnical investigation by ANS Geo, Inc., then a desktop-level slope stability assessment conducted by licensed geotechnical engineers shall be required. If the results of the slope stability assessment indicate significant potential for landslides, slope failure, or instability, then a field-based slope stability analysis shall be conducted. The recommendations from the slope stability assessment, and if necessary, from the slope stability analysis, shall be incorporated into the final design prior to issuance of grading and building permits.</p>	Prior to Grading permit	Project Applicant	County of San Bernardino	
<b>Mitigation Measure</b>	<b>Mitigation Measure</b>	<b>Mitigation Measure</b>	<b>Mitigation Measure</b>	<b>Mitigation Measure</b>
<b>Noise</b>				
<p><b>MM NOI-1: Construction activity limits</b>                  Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, where possible. Construction activities are prohibited on Sundays and legal holidays. In the event concrete pouring is necessitated</p>	Ongoing, during construction	Project Applicant	County of San Bernardino	



<p>during nighttime hours due to ambient air temperatures that are too hot to cure the concrete during daytime hours, appropriate notice will be provided to nearby occupants by the Applicant. Construction equipment shall be properly maintained and equipped with exhaust mufflers and engine shrouds in accordance with manufacturers' recommendations.</p>				
<p><b>MM NOI-2: Inverter placement</b> All Project inverters shall be at least 40 feet from any residences.</p>	<p>Ongoing, during construction.</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	
<p><b>Mitigation Measure</b></p>	<p><b>Mitigation Measure</b></p>	<p><b>Mitigation Measure</b></p>	<p><b>Mitigation Measure</b></p>	<p><b>Mitigation Measure</b></p>
<p><b><i>Tribal Cultural Resources</i></b></p>				
<p><b>MM TCR-1: Tribal Monitoring.</b> Due to the heightened cultural sensitivity of the Project site, a Tribal monitor authorized to represent the Consulting Tribes shall be present during all ground disturbing construction activities in native soil. Monitoring activities shall be conducted in a manner that protects Tribal cultural resources as outlined in the approved CRMTP and complies with applicable construction safety protocols. The scheduling and implementation of monitoring shall be determined collaboratively by the Consulting Tribes and the Project Applicant (or its authorized representative) to ensure appropriate monitoring coverage and responsiveness. The Tribal monitor shall have</p>	<p>Ongoing, during construction</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	



<p>the authority to recommend halting or redirecting construction if a potentially significant resource is encountered, pending evaluation and treatment in accordance with the approved CRMTP. Monitoring activities shall be documented using a standardized monitoring form, completed at the end of each workday, and incorporated into the final cultural resources technical report</p>				
<p><b>MM TCR-2: Treatment of Cultural Resources During Project Implementation.</b>                  If a pre-contact cultural resource is discovered during Project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier be established. The significance of the resource shall be assessed collaboratively by the Consulting Tribes and the Project Archaeologist, in consultation with the Lead Agency, and in accordance with the procedures outlined in the approved CRMTP. Avoidance of resources determined significant is preferred. If avoidance is not feasible, treatment measures shall be implemented in accordance with the CRMTP and applicable CEQA regulations, including PRC §21083.2(i). All removal, analysis, reburial, or curation of cultural materials shall follow the protocols established in the CRMTP and curation guidelines established by the California Office of Historic Preservation (OHP). Final documentation, including evaluation results and treatment outcomes, shall be submitted</p>	<p>Ongoing, during construction</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	

<p>to the Lead Agency, Consulting Tribes, and the appropriate CHRIS Information Center, as specified in the CRMTP.</p>				
<p><b>MM TCR-3: Inadvertent Discoveries of Human Remains</b>                  If human remains are encountered during any phase of ground-disturbing activities, all work in the immediate vicinity (within a 100-foot buffer of the find) shall cease, and the County Coroner shall be notified immediately, in accordance with California Health and Safety Code §7050.5. No further disturbance shall occur until the coroner has made a determination regarding the nature of the remains, which must occur within two working days of notification. the coroner determines that the remains are or may be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, as required by Public Resources Code §5097.98. The NAHC will identify the Most Likely Descendant (MLD), who shall be granted access to the site and allowed 48 hours to make recommendations regarding the treatment and disposition of the remains, in consultation with the County and the Project Archaeologist. All activities in the vicinity of the discovery shall remain suspended until the remains have been appropriately treated and the lead agency has authorized the resumption of work.</p>	<p>Ongoing, during construction</p>	<p>Project Applicant</p>	<p>County of San Bernardino</p>	

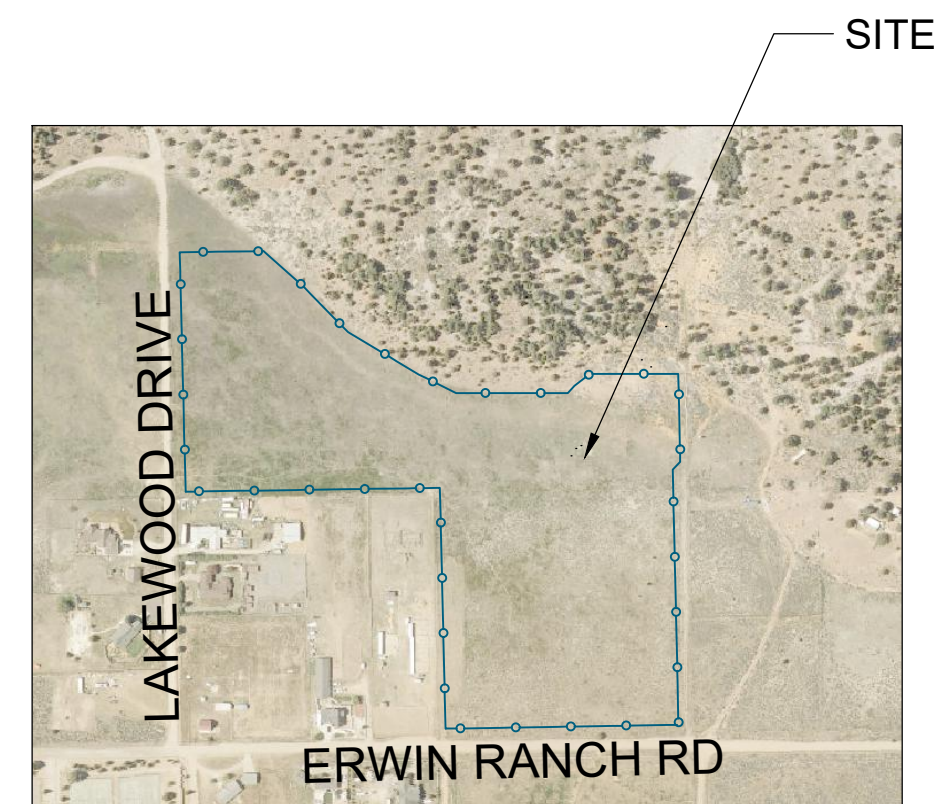
# **EXHIBIT D**

OFFICIAL USE ONLY

# SITE PLAN DRAWINGS FOR BEAR VALLEY SOLAR ENERGY PROJECT

2151 ERWIN RANCH ROAD  
SAN BERNARDINO COUNTY, CALIFORNIA

DECEMBER 2025



PROJECT VICINITY MAP



0 500 FT 1000 FT

CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION

### LIST OF DRAWINGS

DRAWING NO.	TITLE	REVISION
1	COVER	2
2	GENERAL NOTES	2
3	SITE PLAN	3
4	TRUCK SWEEP PATH ANALYSIS	2
5	EMERGENCY VEHICLE SWEEP PATH ANALYSIS	2
6	CONSTRUCTION DETAILS - 1	2
7	CONSTRUCTION DETAILS - 2	2
8	DRAFT PLANTING & TREE PROTECTION PLAN	2
9	DRAFT PLANTING PLAN: INSETS	2

PREPARED FOR:  
DEVELOPER

**EDF Renewables**  
15445 Innovation Drive  
San Diego, CA 92128



**Environmental Resources Management, Inc.**  
1776 I Street NW Suite 725  
Washington DC 20006

				BEAR VALLEY SOLAR ENERGY PROJECT COVER		DISCIPLINE NO.		
				CA - BEAR VALLEY ERWIN RANCH 2125 ERWIN RANCH ROAD BIG BEAR CITY, CA 92314		REV. 2		
2	12/16/2025	SITE LAYOUT REVISIONS	BW	SL	SCALE AS NOTED	DESIGNED BY SW	PROJECT NUMBER 0739207	SHEET NO. 1
1	3/20/2025	ISSUED FOR REVIEW	SW	SL	DATE DRAWN 12/16/2025	DRAWN BY SW		
0	2/6/2025	ISSUED FOR REVIEW	SW	SL	Environmental Resources Management			
Rev.	Date	Description	By	Chk				



**PROJECT DESCRIPTION**

THE BEAR VALLEY SOLAR ENERGY PROJECT (PROJECT) PROPOSES TO CONSTRUCT A NEW, APPROXIMATELY 5-MEGAWATT (MW) ALTERNATING CURRENT (AC) SOLAR PHOTOVOLTAIC (PV) FACILITY. THE PROJECT IS BEING DESIGNED, PERMITTED, AND DEVELOPED BY EDF RENEWABLES DISTRIBUTION-SCALE POWER (EDFR-DSP), AND IS OWNED AND WILL BE OPERATED BY BEAR VALLEY ELECTRIC SERVICE (BVES; APPLICANT), THE LOCAL ELECTRIC UTILITY.

THE PROJECT IS SITUATED WITHIN A 29.53-ACRE PARCEL, REFERRED TO AS ASSESSOR'S PARCEL NUMBER 031440129, LOCATED AT 2151 ERWIN RANCH ROAD, NEAR THE CITY OF BIG BEAR LAKE IN UNINCORPORATED SAN BERNARDINO COUNTY, CALIFORNIA (PROJECT SITE). COVER SHEET INDICATES THE PROJECT SITE VICINITY.

THE PROJECT IS ANTICIPATED TO REQUIRE A CONDITIONAL USE PERMIT AND GENERAL PLAN AMENDMENT TO RE-ZONE THE PROJECT SITE FROM RESIDENTIAL SINGLE - 1 ACRE MINIMUM (RS-1) TO RURAL LIVING (RL) OR SIMILAR ZONE.

THE PROJECT IS SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIAL TECHNICAL STUDIES HAVE BEEN UNDERTAKEN TO EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT. THE APPLICANT RETAINED ENVIRONMENTAL RESOURCES MANAGEMENT, INC. (ERM) TO CONDUCT THIS ANALYSIS FOR PROJECT COMPLIANCE WITH CEQA. SAN BERNARDINO COUNTY IS THE LEAD AGENCY FOR COMPLIANCE WITH CEQA.

THE PROJECT SITE WILL BE ACCESSED FROM ERWIN RANCH ROAD. FACILITY SETBACKS, ABOVEGROUND MESSENGER WIRE SYSTEM CABLING OR UNDERGROUND COLLECTION SYSTEM CABLING, AND ACCESS ROAD DESIGNS WILL BE DESIGNED IN ACCORDANCE WITH AND COMPLY WITH THE SAN BERNARDINO COUNTY BUILDING DEPARTMENT. AN ACCESS DRIVE WITHIN THE PROJECT SITE WILL BE BUILT TO SUPPORT CONSTRUCTION AND OPERATION. SOLAR ARRAYS WILL BE ARRANGED IN A GROUND-MOUNTED SINGLE AXIS TRACKING SYSTEM.

THE DEVELOPMENT FOOTPRINT WILL AVOID THE EXISTING SMALL-SCALE INFRASTRUCTURE FROM HISTORIC MINING ACTIVITIES ON THE MORE SLOPED AND WOODED AREAS IN THE NORTHERN PORTION OF THE PROJECT SITE PARCEL. THE SOLAR PV FACILITY, AND ASSOCIATED GRAVEL ACCESS DRIVE, SWITCHBOARDS, AND STEP-UP TRANSFORMER WOULD OCCUPY APPROXIMATELY 22 ACRES OF THE 29.53-ACRE PARCEL.

THE PROJECT WILL USE APPROXIMATELY 9,912 BI-FACIAL SOLAR PV MODULES, WHICH WOULD BE MOUNTED ON SINGLE-AXIS SUN TRACKING SYSTEMS MOUNTED IN ROWS RUNNING NORTH-SOUTH. THE MODULES ARE WIRED TOGETHER AND CONNECTED TO INVERTERS, WHICH CONVERT DIRECT CURRENT (DC) INTO ELECTRICAL AC. THE PROJECT WILL USE TWENTY (20) 250-KILOWATT (KW) STRING INVERTERS (OR EQUIVALENT TECHNOLOGIES). THE SINGLE-AXIS TRACKING PV PANELS ARE MOUNTED ON STEEL COLUMNS APPROXIMATELY FIVE FEET ABOVE GRADE AND ARE TILTED TO A MAXIMUM HEIGHT OF EIGHT FEET ABOVE GRADE. SOME SYSTEMS MAY REQUIRE A HIGHER LEADING EDGE GROUND CLEARANCE TO ACCOMMODATE SNOW LOADS IN WHICH CASE THE HEIGHT AT MAX TILT MAY REACH UP TO TEN FEET ABOVE GRADE. TRANSFORMERS WILL BE LOCATED ON CONCRETE PADS/SKIDS, AND MEDIUM-VOLTAGE (MV) AC ELECTRICAL CONDUCTORS WILL RUN UNDERGROUND FROM THE PROJECT TO ERWIN RANCH ROAD, WHERE A SERIES OF INTERCONNECTION POLES AND/OR PAD-MOUNTED EQUIPMENT CONTAINING MONITORING AND METERING EQUIPMENT WILL INTERCONNECT THE PROJECT TO THE LOCAL DISTRIBUTION SYSTEM ALONG ERWIN RANCH ROAD. THE NUMBER OF MODULES AND INVERTERS IS SUBJECT TO CHANGE DEPENDING ON THE FINAL DESIGN AND EQUIPMENT AVAILABILITY. THESE TECHNOLOGIES ARE PROVEN, HIGHLY EFFICIENT, AND ARE WIDELY ACCEPTED WITHIN THE INDUSTRY. THE PROPOSED SITE LAYOUT IS PRESENTED IN THE SITE PLAN.

**SITE AND SURROUNDING USES**

THE PROJECT SITE PARCEL IS UNDEVELOPED LAND LOCATED IN UNINCORPORATED SAN BERNARDINO COUNTY, CALIFORNIA, APPROXIMATELY 0.15 MILE SOUTHEAST OF THE UNINCORPORATED COMMUNITY OF BIG BEAR CITY. THE PARCEL'S ZONING IS RS-1. LOCAL ACCESS IS PROVIDED BY ERWIN RANCH ROAD AND LAKEWOOD DRIVE, AND REGIONAL ACCESS IS PROVIDED BY STATE ROUTE 38. THE PROJECT IS IN THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE QUADRANGLE FOR BIG BEAR CITY, CALIFORNIA, WITHIN SECTION 17 OF TOWNSHIP 2 NORTH, RANGE 2 EAST.

NO CURRENT OR HISTORICAL USES OF THE PROJECT SITE PARCEL HAVE BEEN IDENTIFIED. HOWEVER, HISTORIC GOLD MINING ACTIVITIES RELATED TO THE GOLD HILL MINE DID OCCUR WITHIN THE PROJECT SITE, AS EVIDENCED BY EXISTING SMALL-SCALE INFRASTRUCTURE, SUCH AS A VENTILATION SHAFT AND PRODUCTION SHAFT. THE MAJORITY OF THE PROJECT SITE PARCEL IS FLAT BUT IS BORDERED BY A HILL ON ITS NORTHERN BOUNDARY. THE PARCEL SLOPES GENTLY SOUTHWARD FROM THIS HILL. WILD DONKEYS ALSO OCCASIONALLY INHABIT THE PROJECT SITE AND GRAZE.

THE PROJECT SITE IS BOUNDED ON THE NORTH AND EAST BY UNDEVELOPED LAND, ON THE SOUTH BY ERWIN RANCH ROAD, AND ON THE WEST BY LAKEWOOD DRIVE AND TWO RESIDENCES. SURROUNDING USES INCLUDE DISPERSED RURAL RESIDENCES ZONED RS-1; UNDEVELOPED OPEN SPACE ALONG THE NORTHERN PERIMETER OF THE PROPOSED PROJECT SITE PARCEL ZONED RESOURCE CONSERVATION (RC); AND THE WOODLANDS RESIDENTIAL NEIGHBORHOODS TO THE SOUTH, WHICH IS ZONED RS (ACCESSED FROM STATE ROUTE 38).

THE PROPOSED PROJECT SITE PARCEL IS VISIBLE FROM ERWIN RANCH ROAD AND LAKEWOOD DRIVE AND FROM THE NEIGHBORING RURAL RESIDENCES FROM THE EAST, WEST, AND SOUTH. HOWEVER, THE PROPOSED PROJECT WOULD BE SCREENED WITH VEGETATIVE SCREENING AND FENCING THAT WOULD LIMIT AESTHETIC IMPACTS ON NEARBY RESIDENCES AND DRIVERS. THE PROPOSED DEVELOPMENT SITE IS NOT VISIBLE FROM STATE ROUTE 38 OR THE WOODLAND RESIDENTIAL NEIGHBORHOOD DUE TO EXISTING VEGETATION SCREENING.

EXISTING LAND USE AND LAND USE ZONING DESIGNATIONS		
LOCATION	EXISTING LAND USE	LAND USE ZONING DISTRICT
PROPOSED SITE	VACANT	RS-1
NORTH	VACANT/OPEN SPACE	RC
SOUTH	ERWIN RANCH ROAD/RESIDENTIAL	RS-1
EAST	VACANT	RS-1
WEST	LAKEWOOD DRIVE/VACANT/RESIDENTIAL	RS-1

**OFFICIAL USE ONLY**

**PROJECT SCOPE**

APPLICATION TYPE	CONDITIONAL USE PERMIT
NUMBER OF INDOOR/OUTDOOR SEATS	N/A
HOURS OF OPERATION	DAYTIME HOURS
EXISTING AND PROPOSED NUMBER OF UNITS	N/A
HEIGHT OF BUILDINGS	N/A
NUMBER OF EMPLOYEES	30-50 WORKERS PER DAY DURING CONSTRUCTION, 2 WORKERS ONE DAY PER QUARTER DURING OPERATION

**UTILITIES**

WATER	N/A
SEWER	N/A

**NOTE:**

UTILITY SERVICE IS NOT REQUIRED FOR SITE OPERATION. WATER FOR IRRIGATION WILL BE PERIODICALLY TRUCKED IN AND STORED IN A TANK ON SITE.


**PROPERTY OWNERS**

NAME	DON AND SANDRA MCRAE
ADDRESS	P O BOX 2620 BIG BEAR CITY CA 92314
TELEPHONE NUMBER	949.463.4326

**ZONING SETBACK REQUIREMENT FOR RURAL LIVING**

FRONT	25 FT
SIDE - STREETSIDE	25 FT
SIDE - INTERIOR (EACH)	20 FT
REAR	20 FT

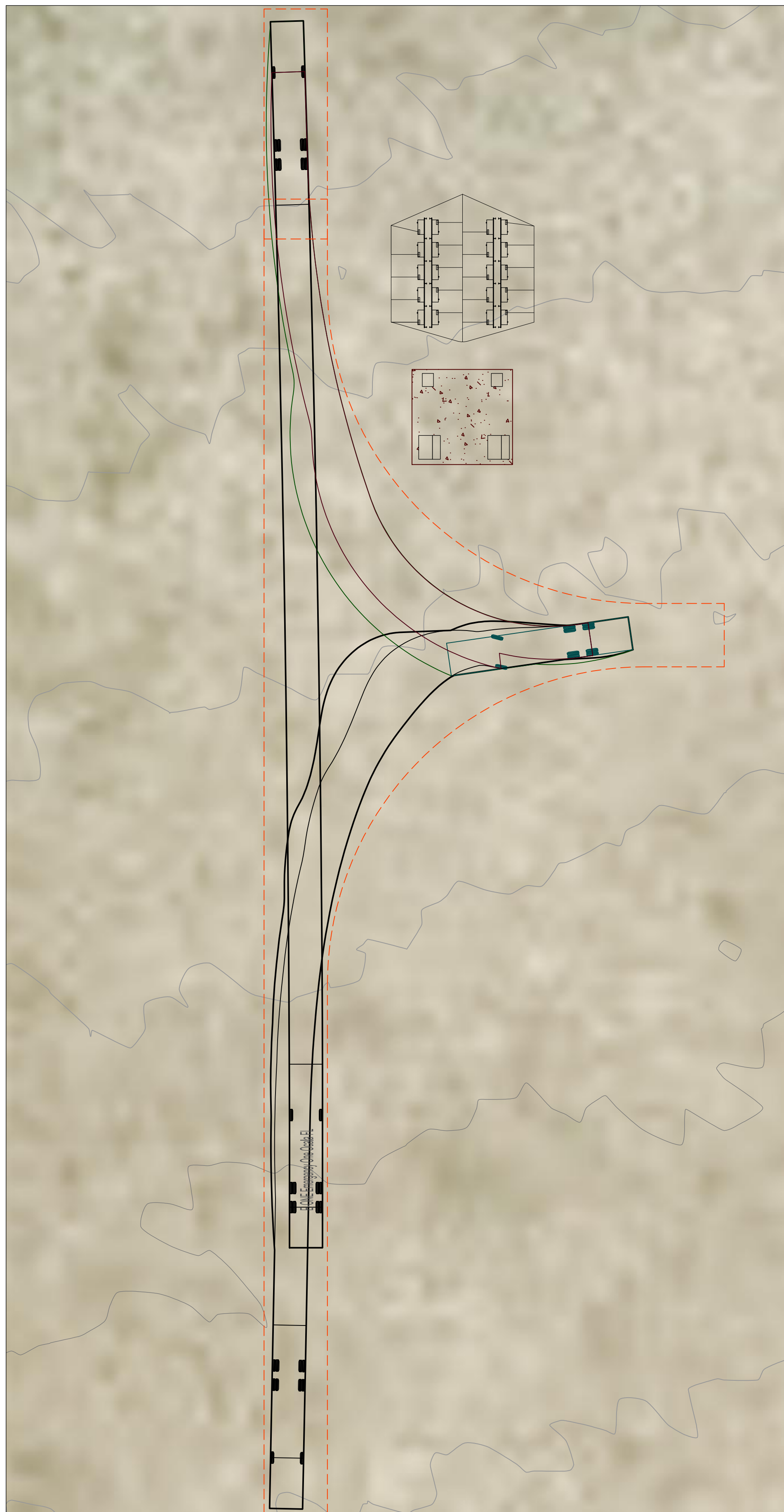
**CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION**

						<b>BEAR VALLEY SOLAR ENERGY PROJECT GENERAL NOTES</b>			DISCIPLINE NO.
						CA - BEAR VALLEY ERWIN RANCH 2125 ERWIN RANCH ROAD BIG BEAR CITY, CA 92314			REV. 2
2	12/16/2025	SITE LAYOUT REVISIONS	BW	SL	SCALE AS NOTED	DESIGNED BY SW	PROJECT NUMBER 0739207	SHEET NO. 2	
1	3/20/2025	ISSUED FOR REVIEW	SW	SL	DATE DRAWN 12/16/2025	DRAWN BY SW			
0	2/6/2025	ISSUED FOR REVIEW	SW	SL					
Rev.	Date	Description	By	Chk	Environmental Resources Management				

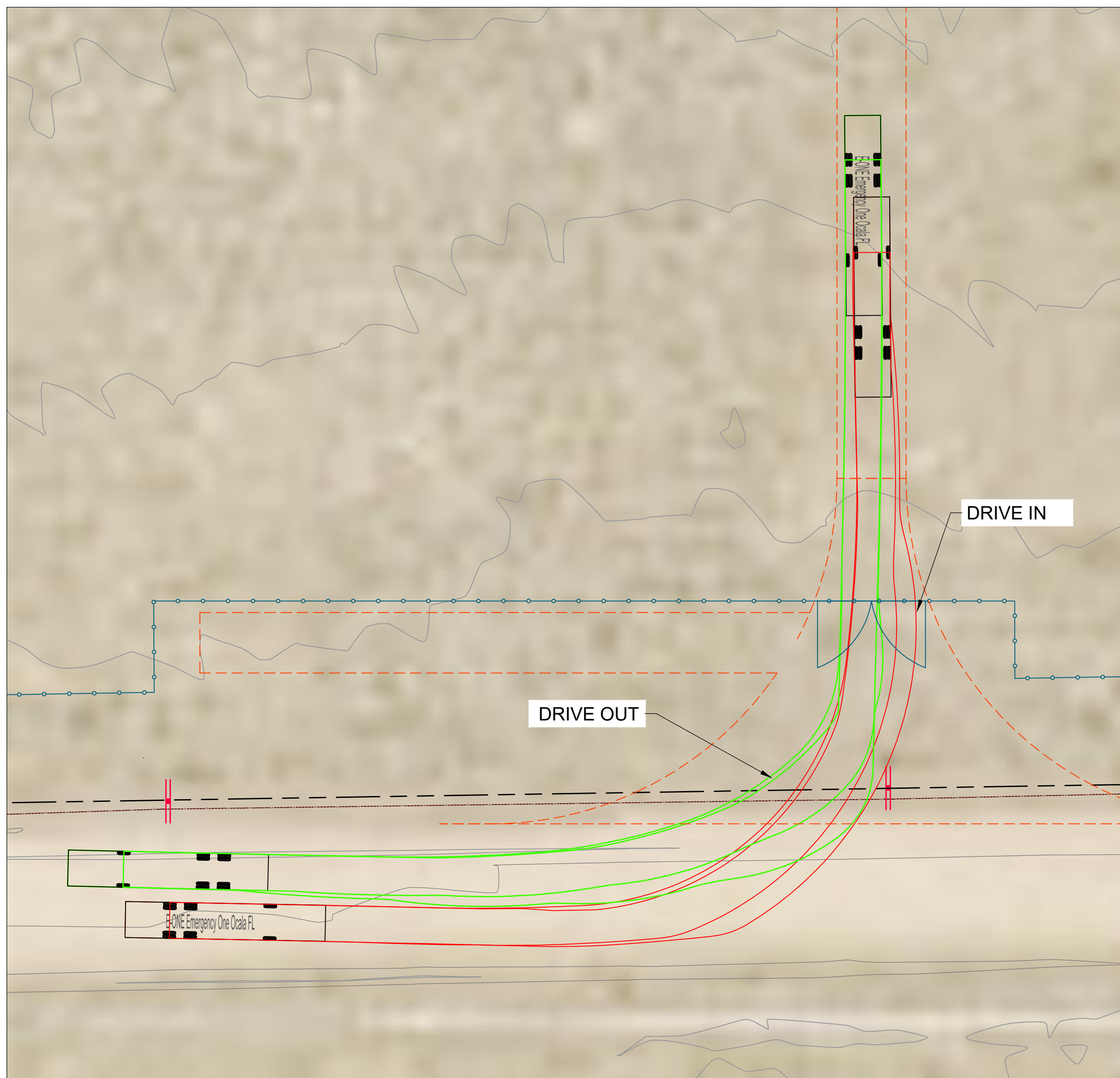




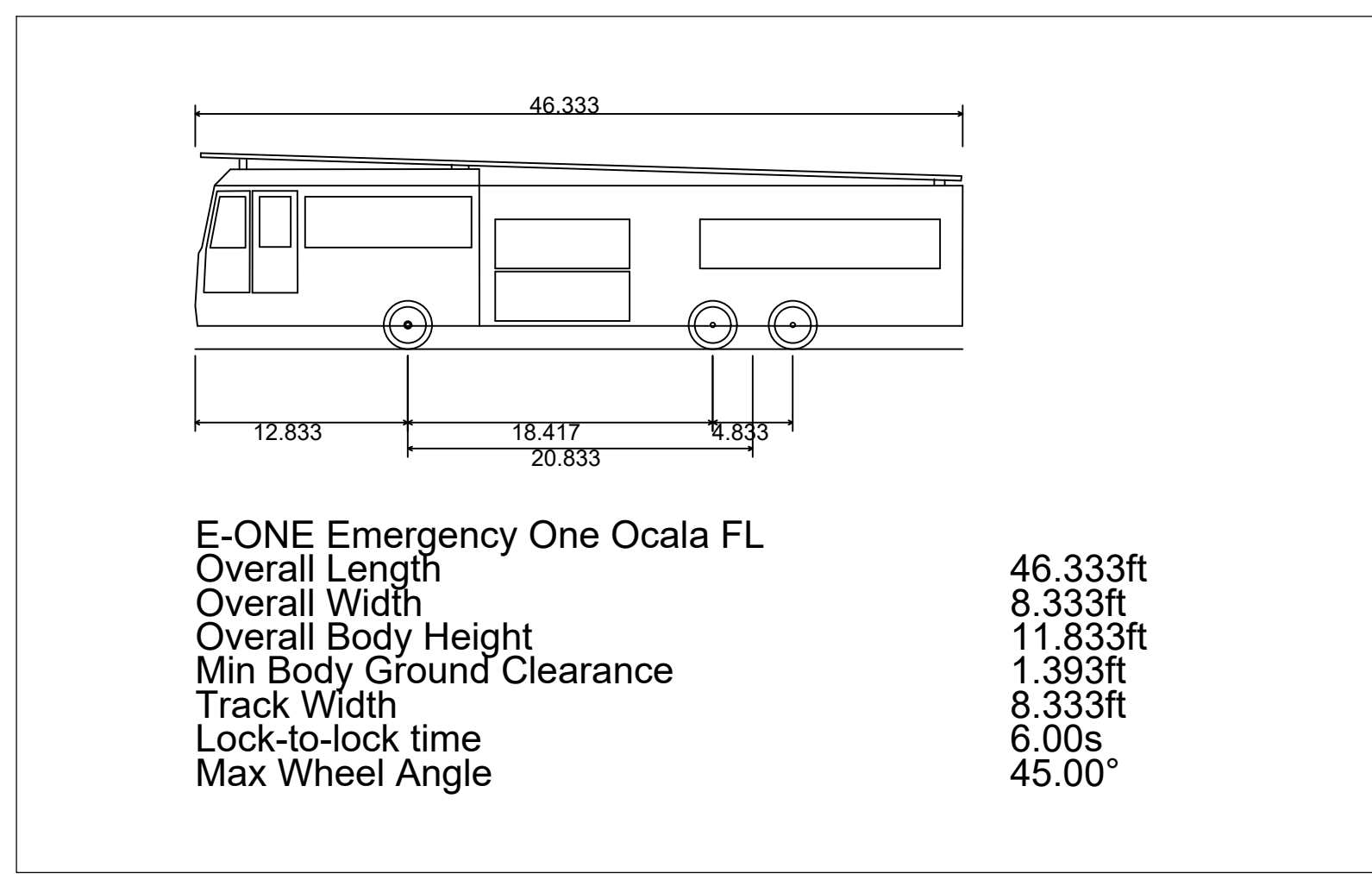
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EMERGENCY VEHICLE TURNAROUND ANALYSIS



EMERGENCY VEHICLE DRIVEWAY ANALYSIS



CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
2	12/16/2025	SITE LAYOUT REVISIONS	BW	SL
1	3/20/2025	ISSUED FOR REVIEW	SW	SL
0	2/6/2025	ISSUED FOR REVIEW	SW	SL



BEAR VALLEY SOLAR ENERGY PROJECT EMERGENCY VEHICLE SWEEP PATH ANALYSIS				DISCIPLINE NO.
CA - BEAR VALLEY ERWIN RANCH 2125 ERWIN RANCH ROAD BIG BEAR CITY, CA 92314				REV. 2
SCALE AS NOTED	DESIGNED BY SW	PROJECT NUMBER 0739207	SHEET NO. 5	
DATE DRAWN 12/16/2025	DRAWN BY SW	Environmental Resources Management		

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