

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

635B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

SUBJECT: FAST TRACK PUBLIC USE PERMIT NO. 909 (FTA-2011-03) — Applicant: Desert Sunlight Holdings, LLC – Fourth Supervisorial District - Chuckawalla Zoning Area – Desert Center Area Plan - Location: Northerly of Interstate 10 and westerly of Desert Center Rice Road (State Highway 177) within portions of Kaiser Road rights-of-way – 22 Gross Acres - **REQUEST:** The Applicant proposes to construct, operate, and maintain a 220 kilovolt (kV) electrical transmission line (herein referred to as the "Gen-Tie Line [GT A-1]") in connection with its 550-megawatt solar photovoltaic energy-generating facility known as the Desert Sunlight Solar Farm located approximately six miles north of Desert Center. Gen-Tie Line [GT A-1] will connect the electrical output of the Solar Farm to Southern California Edison's proposed Red Bluff Substation. Gen-Tie Line [GT A-1] is proposed to exit the southwest portion of the solar farm site, run south along the west side of Kaiser Road, turn east just north of Desert Center, and then run south across I-10 to the proposed substation. The majority of Gen-Tie Line [GT A-1] is proposed to run under, along, across or upon the County of Riverside's Kaiser Road rights-of-way (a total distance of approximately 5.8 miles). Two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) are proposed to cross land under jurisdiction of the County of Riverside, which requires the Applicant to obtain a Public Use Permit (PUP) pursuant to Riverside County Ordinance (RCO) No. 348, Section 18.29. These two portions are adjacent to APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under County jurisdiction.

REVIEWED BY EXECUTIVE OFFICE

DATE 8/9/11 mg
Tina Grande

Departmental Concurrence

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo

Continued on attached page

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. App. Ref. ATTACHMENTS FILED WITH THE CLERK OF THE BOARD District: Fourth Agenda Number:

16.62

RECOMMENDED MOTION:

1. **CONSIDER** the environmental effects of the Project as shown in the "Desert Sunlight Solar Farm Project/California Desert Conservation Area Plan Amendment and Final Environmental Impact Statement," prepared by the Bureau of Land Management (BLM).
2. **ADOPT RESOLUTION NO. 2011-220** Adopting CEQA Findings, Mitigation Monitoring Plan, and Statement of Overriding Considerations (Public Use Permit No. 909/Desert Sunlight Solar Farm Project) as a Responsible Agency under CEQA.
3. **APPROVE FAST TRACK PUBLIC USE PERMIT NO. 909**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Applicant proposes to construct and operate a 550-megawatt solar photovoltaic energy-generating project known as the Desert Sunlight Solar Farm Project. The majority of the Project, including the solar farm itself, will be located on federal land managed by the BLM. The solar farm is not within the County's jurisdiction.

The subject proposal for an electrical transmission line within portions of the Kaiser Road rights-of-way and other areas within the County's jurisdiction not within the rights-of-way was reviewed by appropriate County departments. Public Use Permit No. 909 deals only with the two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) adjacent to APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under Riverside County jurisdiction. Under RCO No. 499, encroachment permits will be required by the Transportation Department for all work for the electrical transmission line within the Kaiser Road rights-of-way. RCO No. 499 provides that an encroachment permit may be issued if the applicant holds a current County franchise. A franchise agreement, set forth in proposed Public Use Permit No. 909, has been negotiated between the Applicant and the County and is being considered by this Board on August 16, 2011.

ENVIRONMENTAL REVIEW: Environmental impacts for the entire Desert Sunlight Solar Farm Project, including the Solar Farm, Gen-Tie Line [GT A-1], and the proposed substation, were addressed by the Final Environmental Impact Statement prepared for the Desert Sunlight Solar Farm Project as part of the BLM permitting process. Portions of the Desert Sunlight project, including the solar generation facility, portions of Gen-Tie Line [GT A-1] not on lands under the jurisdiction of the County, and the electrical interconnection substation (Red Bluff Substation) are under the review authority of the BLM, as the Lead Agency under the National Environmental Policy Act (NEPA). The California Public Utilities Commission (CPUC) is the Lead Agency under the California Environmental Quality Act (CEQA). The County of Riverside is a Responsible Agency for the Desert Sunlight project under CEQA.

Area Plan: Desert Center
Zoning Area: Chuckawalla
Supervisory District: Fourth
Project Planner: Jay Olivas
Board of Supervisors: August 16, 2011

FAST TRACK PUBLIC USE PERMIT NO. 909
(FTA-2011-03)
Applicant: Desert Sunlight Holdings, LLC
Eng/Rep: First Solar

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Applicant proposes to construct, operate, and maintain a 220 kilovolt (kV) electrical transmission line (herein referred to as the "Gen-Tie Line [GT A-1]") in connection with its 550-megawatt solar photovoltaic energy-generating facility known as the Desert Sunlight Solar Farm located approximately six miles north of Desert Center. Gen-Tie Line [GT A-1] will connect the electrical output of the Solar Farm to Southern California Edison's proposed Red Bluff Substation. Gen-Tie Line [GT A-1] is proposed to exit the southwest portion of the solar farm site, run south along the west side of Kaiser Road, turn east just north of Desert Center, and then run south across I-10 to the proposed substation. The majority of Gen-Tie Line [GT A-1] is proposed to run under, along, across or upon the County of Riverside's Kaiser Road rights-of-way (a total distance of approximately 5.8 miles). Two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) are proposed to cross land under jurisdiction of the County of Riverside, which requires the Applicant to obtain a Public Use Permit (PUP) pursuant to Riverside County Ordinance (RCO) No. 348, Section 18.29. These two portions are adjacent to APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under County jurisdiction.

The project is located in the Desert Center Area Plan in Eastern Riverside County, more specifically, northerly of Interstate 10, westerly of Desert Center Rice Road (State Highway 177) within portions of Kaiser Road rights-of-way. Related cases: Desert Sunlight Solar Farm Project (BLM CACA #48649).

ISSUES OF POTENTIAL CONCERN:

Applicant proposes to construct and operate a 550-megawatt solar photovoltaic energy-generating project known as the Desert Sunlight Solar Farm Project. The majority of the Project, including the solar farm itself, will be located on federal land managed by the BLM. The solar farm is not within the County's jurisdiction.

The subject proposal for an electrical transmission line within portions of the Kaiser Road rights-of-way and other areas within the County's jurisdiction not within the rights-of-way was reviewed by appropriate County departments. While the proposed electrical transmission line runs the length of Kaiser Road, Public Use Permit No. 909 deals only with the two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) adjacent to APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under Riverside County jurisdiction. Under RCO No. 499, encroachment permits will be required by the Transportation Department for all work for the electrical transmission line within the Kaiser Road rights-of-way (a total distance of approximately 5.8 miles). RCO No. 499 provides that an encroachment permit may be issued if the applicant holds a current County franchise. A franchise agreement, set forth in proposed Public Use Permit No. 909, has been negotiated between the Applicant and the County and is being considered by this Board on August 16, 2011.

Environmental impacts for the entire Desert Sunlight Solar Farm Project, including the Solar Farm, Gen-Tie Line [GT A-1], and the proposed substation, were addressed by the Final Environmental Impact Statement prepared for the Desert Sunlight Solar Farm Project as part of the BLM permitting

process. Portions of the Desert Sunlight project, including the solar generation facility, portions of Gen-Tie Line [GT A-1] not on lands under the jurisdiction of the County, and the electrical interconnection substation (Red Bluff Substation) are under the review authority of the BLM, as the Lead Agency under the National Environmental Policy Act (NEPA). The California Public Utilities Commission (CPUC) is the Lead Agency under the California Environmental Quality Act (CEQA). The County of Riverside is a Responsible Agency for the Desert Sunlight project under CEQA. As a Responsible Agency, the County has responsibility for mitigating or avoiding only the direct or indirect effects of those parts of the project which the County decides to carry out or approve. In accordance with CEQA Guidelines section 15096, Resolution No. 2011-220, attached hereto, contains findings required by CEQA Guidelines sections 15096(h), 15091, and 15093, including a statement of overriding considerations.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Not Applicable (Kaiser Road Right-of-Way) |
| 2. Existing Zoning (Ex. #2): | Not Applicable (Kaiser Road Right-of-Way) |
| 3. Surrounding Zoning (Ex. #2): | Natural Assets (N-A); Controlled Development Areas (W-2-10); One-Family Dwellings (R-1-20) |
| 4. Existing Land Use (Ex. #1): | Kaiser Road Right-of-Way Vacant desert land, Agriculture land, Desert Center Landfill, One Family Dwellings, Golf Course, Existing Lake |
| 5. Surrounding Land Use (Ex. #1): | |
| 6. Project Data: | Total Acreage: 22 Acres 220 kilovolt Gen Tie Line with eight (8) Utility Monopoles |
| 7. Environmental Concerns: | See Final Environmental Impact Statement dated April 2011 |

RECOMMENDATIONS:

CONSIDER the environmental effects of the Project as shown in the "Desert Sunlight Solar Farm Project/California Desert Conservation Area Plan Amendment and Final Environmental Impact Statement," prepared by the Bureau of Land Management (BLM).

ADOPT RESOLUTION NO. 2011-220 Adopting CEQA Findings, Mitigation Monitoring Plan, and Statement of Overriding Considerations (Public Use Permit No. 909/Desert Sunlight Solar Farm Project) as a Responsible Agency under CEQA.

APPROVE FAST TRACK PUBLIC USE PERMIT NO. 909, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The project may have a significant effect on the environment, including impacts to Air Resources, Cultural Resources and Visual Resources which may not be fully or partially mitigated to less than significant despite the inclusion of all feasible mitigation measures. Environmental impacts have been addressed by the Final Environmental Impact Statement ("FEIS") dated April 2011. The FEIS includes analysis of mitigation measures and growth inducing impacts as required by CEQA Guidelines Section 15221. In accordance with CEQA Guidelines section 15096, Resolution No. 2011-220, attached hereto, contains findings required by CEQA Guidelines sections 15096(h), 15091, and 15093, including a statement of overriding considerations.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and the attached environmental assessment, which is incorporated herein by reference.

1. The applicant for Public Use Permit No. 909 proposes to install a 220 kilovolt transmission line referred to as Gen-Tie Line [GT A-1] which includes eight transmission poles approximately 1.1 miles in length within two portions of the Kaiser Road right-of-way totaling approximately 22 acres.
2. The project site is located within the Desert Center Area Plan.
3. The project site is adjacent to Open Space – Rural (OS-RUR) (20 Acre Minimum), Rural Residential (R-R) (5 Acre Minimum), and Open-Space-Recreation (OS-R) land use designations of the Riverside County General Plan.
4. The proposed Gen-Tie Line [GT A-1] under the PUP is within portions of the Kaiser Road right-of-way that leads to the Southern California Edison Red Bluff Substation, which is in support of a proposed 550 Megawatt photovoltaic solar energy project approximately six miles to the north within the jurisdiction of the Bureau of Land Management.
5. The surrounding zones for this project consist of Natural Assets (N-A), Controlled Development Areas (W-2-10), and One Family Dwellings (R-1-20). The project would be compatible with surrounding zones since the proposed PUP is conditioned for compliance with encroachment permit standards under Ordinance No. 499 and is conditioned to prevent dust and blow sand.
6. The Gen-Tie Line [GT A-1] that crosses land under jurisdiction of the County of Riverside within two portions of the Kaiser Road right-of-way, is a permitted use subject to approval of a Public Use Permit under RCO No. 348, section 18.29.
7. The project consists of two separate sites totaling approximately 22 acres, a northerly portion of 12 acres and a southerly portion of 10 acres, within the Kaiser Road right-of-way, with the proposed transmission lines located on the westerly side of the existing Kaiser Road pavement.
8. Surrounding land uses consist of vacant desert land, agriculture land, a landfill, one-family dwellings, golf course and an existing lake. The proposed Gen-Tie Line [GT A-1] is consistent with surrounding land uses since the proposed PUP is required to complete proposed improvements within the Kaiser Road right-of-way, including multiple 14 foot pole access routes to the overhead pole locations from existing Kaiser Road pavement; plus temporary and permanent guard structures and splice locations.

9. Primary access to the site is from Kaiser Road (300' ROW). The project will be in compliance with the requirements of the circulation element of the General Plan.
10. The project is approximately one half mile from the nearest fire station in conformance with the fire services policies of the General Plan.
11. This project is a "Fast Track" (FTA-2011-03) project designated by the Economic Development Agency (EDA) and is intended to provide for beneficial jobs and economic growth.

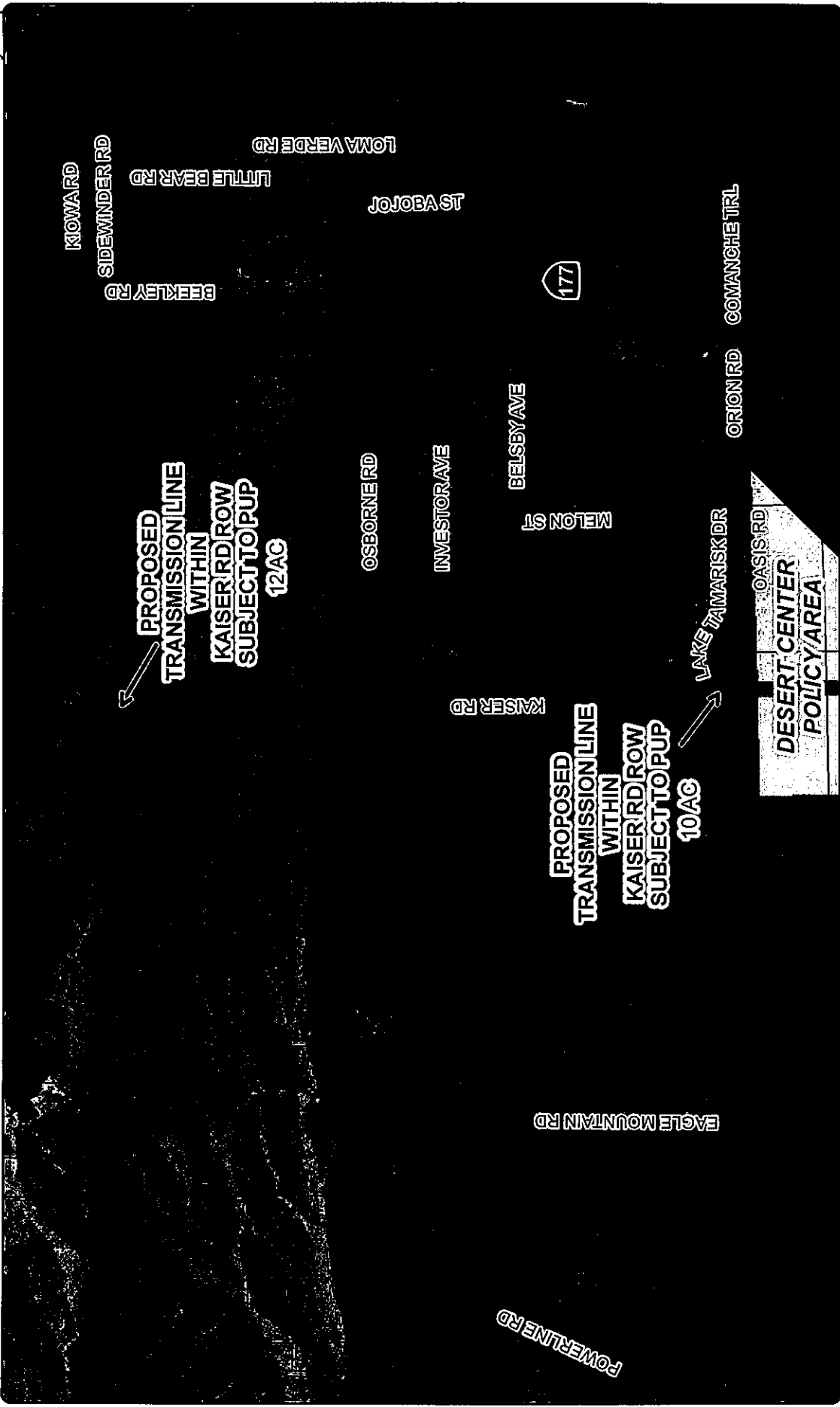
INFORMATIONAL ITEMS:

1. As of this writing (7/14/11), no letters in favor or opposition have been received from the general public.
2. The project was filed with the Planning Department on March 9, 2011.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00909
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 5/10/11
Vicinity Map



Zoning Area: Chuckawalla
Township/Range: T4SR5E / T5SR15E
Section: 27 / 15

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 357-5200 (Western County), or at (760) 863-8277 (Eastern County) or website at <http://www.rtrc.ca.gov/index.html>.

Assessors Bk. Pg. N/A
Thomas Bros. Pg. 5421 B1
Edition 2009



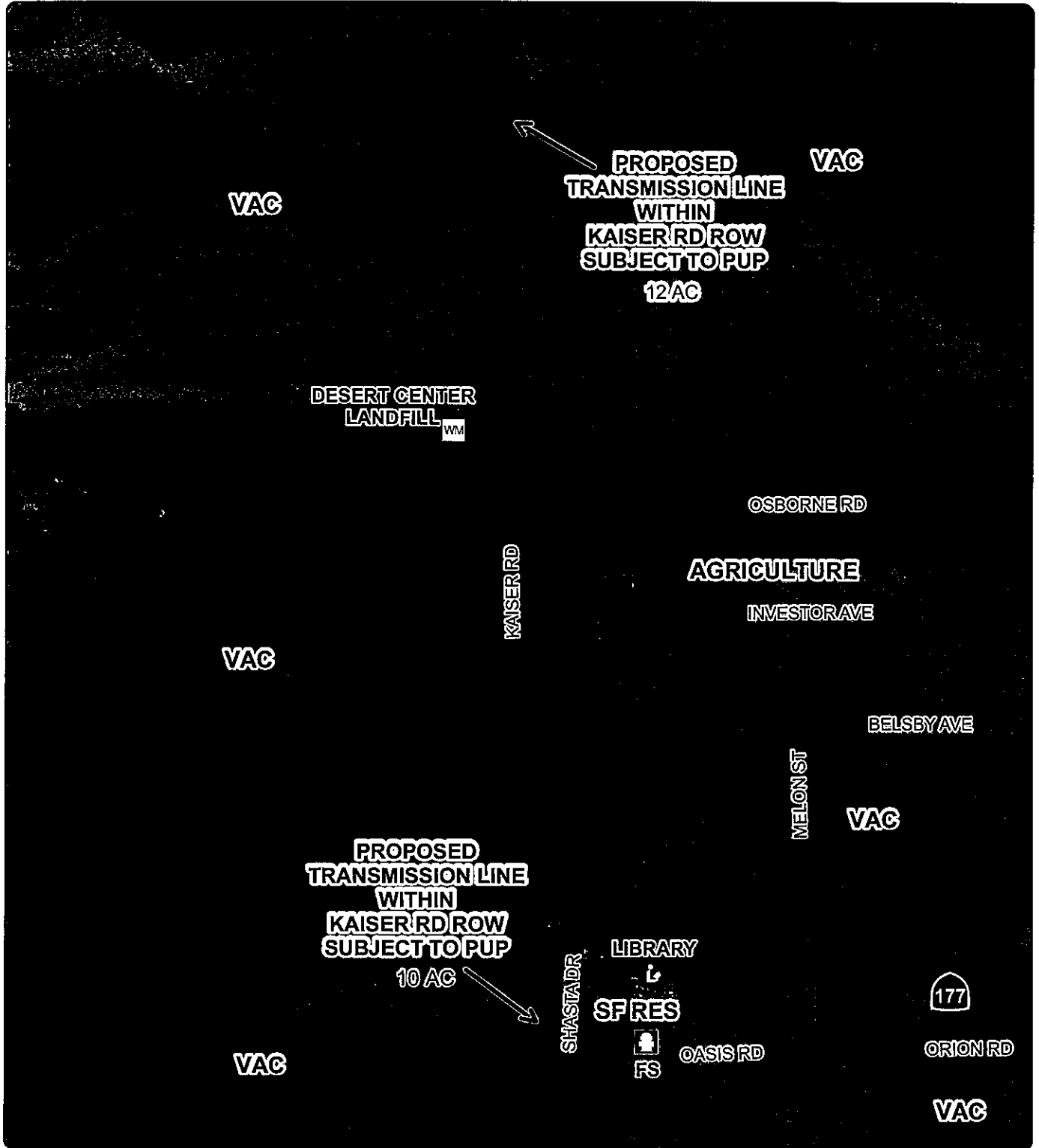
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00909

LAND USE

Supervisor Benoit
District 4

Date Drawn: 5/10/11
Exhibit 1

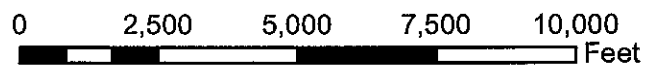


Zoning Area: Chuckawalla
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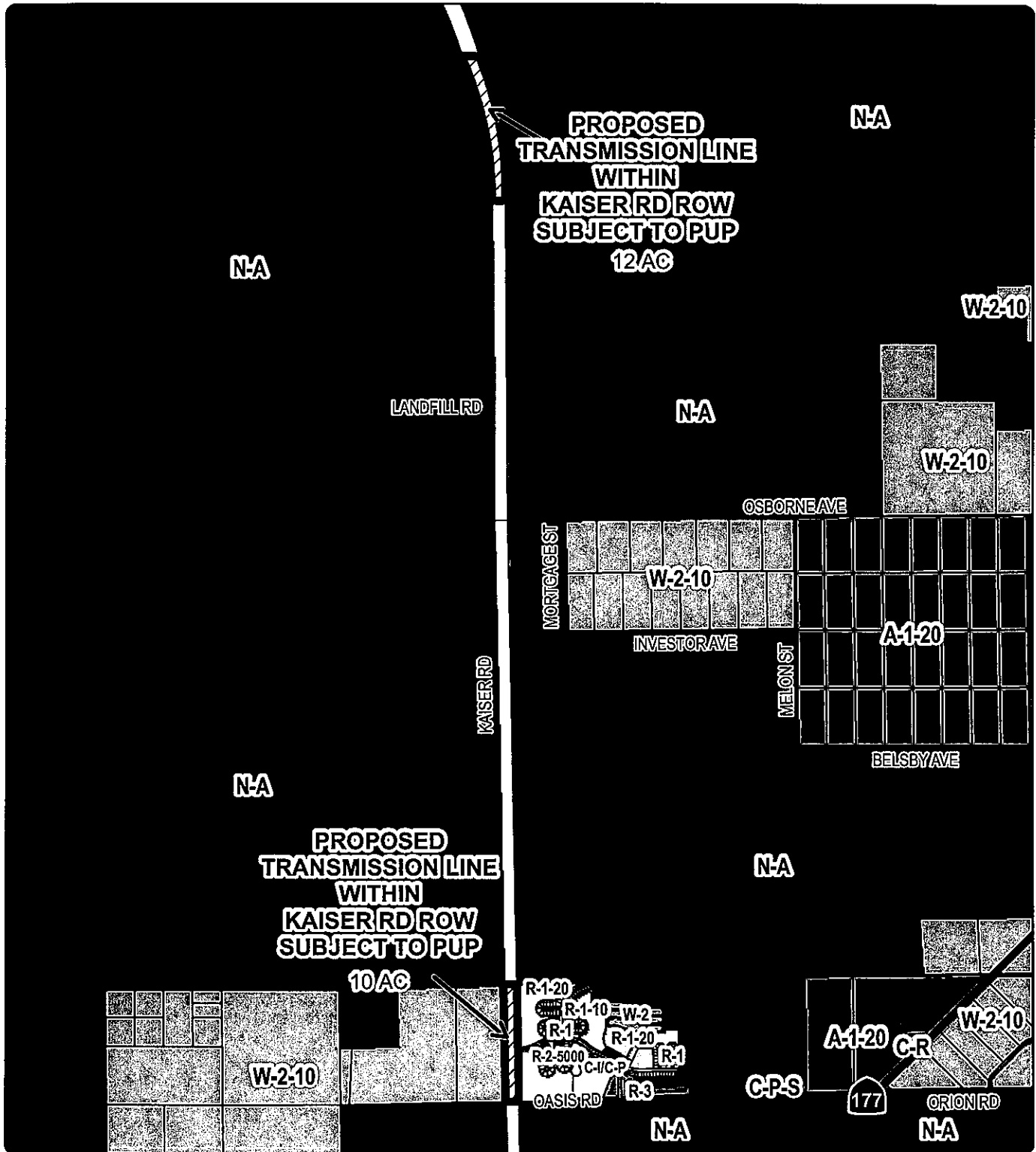
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00909

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 5/10/11
Exhibit 2



Zoning Area: Chuckawalla
Township/Range: T4SR5E / T5SR15E
Section: 27 / 15

Assessors Bk. Pg. N/A
Thomas Bros. Pg. 5421 B1
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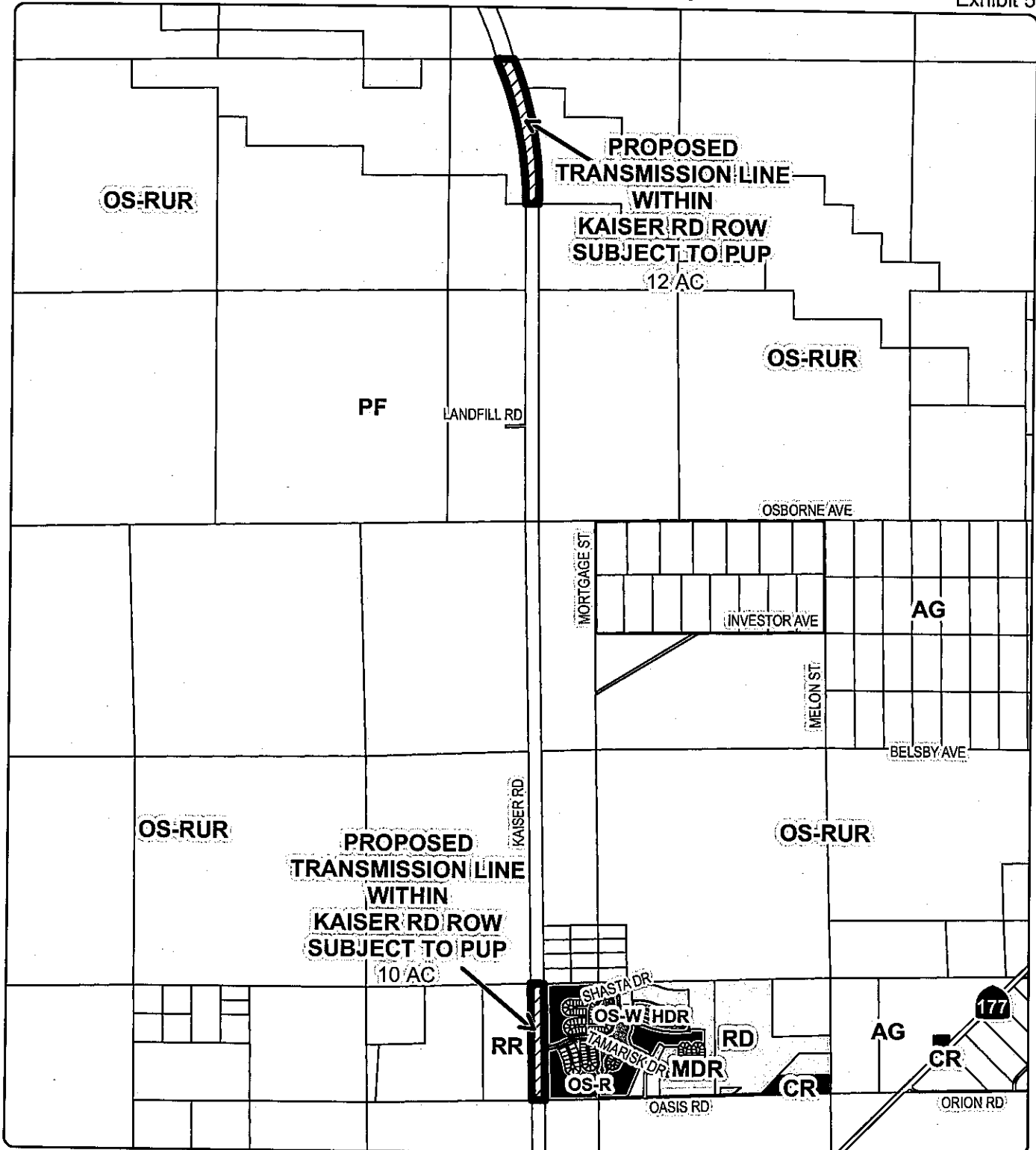
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00909

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 5/10/11
Exhibit 5

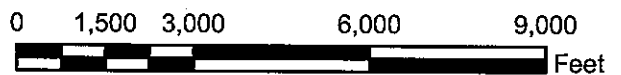


Zoning Area: Chuckawalla
Township/Range: T4SR5E / T5SR15E
Section: 27 / 15

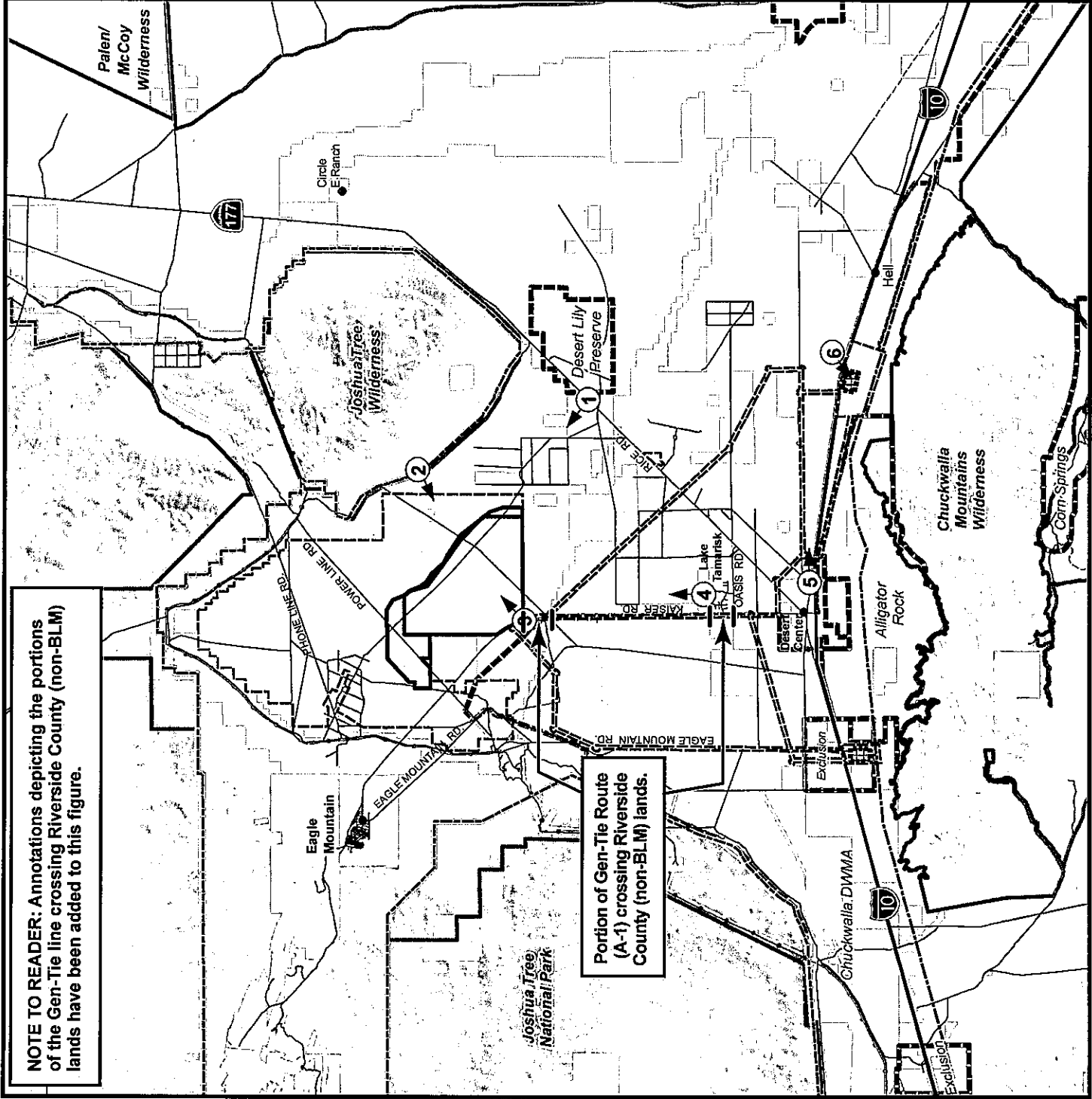
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NOTE TO READER: Annotations depicting the portions of the Gen-Tie line crossing Riverside County (non-BLM) lands have been added to this figure.



LEGEND

Key Observation Point (KOP) and Direction of View



Desert Sunlight Study Area Boundary

Solar Farm Boundary (Alternative B)

Solar Farm Boundary (Alternative C)

Red Bluff Substation (Alternative A)

Red Bluff Substation (Alternative B)

Primary Highway / Interstate

Secondary Road

Unimproved Road

Devers-Palo Verde Transmission Line (DPV1)

Aqueduct

Joshua Tree National Park Boundary

BLM Wilderness Area

Area of Critical Environmental Concern (ACEC)

Land Ownership / Management

Bureau of Land Management

National Park Service

Private/Unclassified

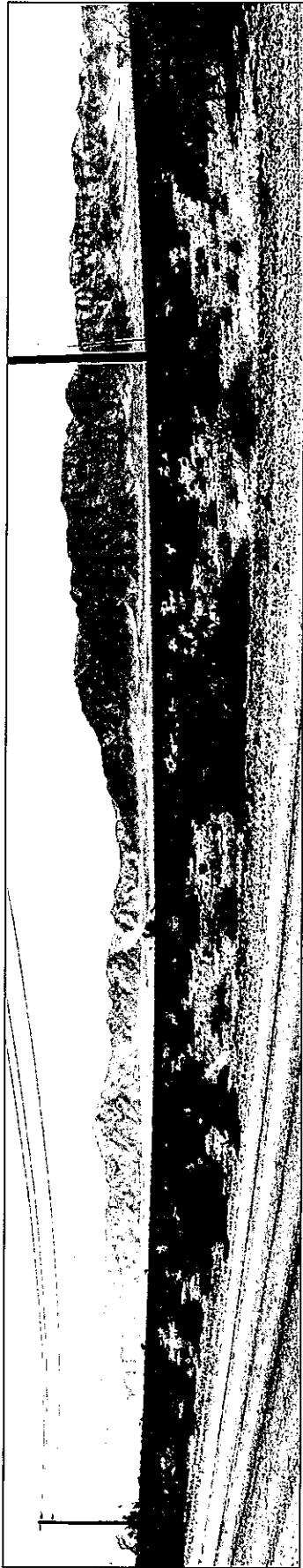
State



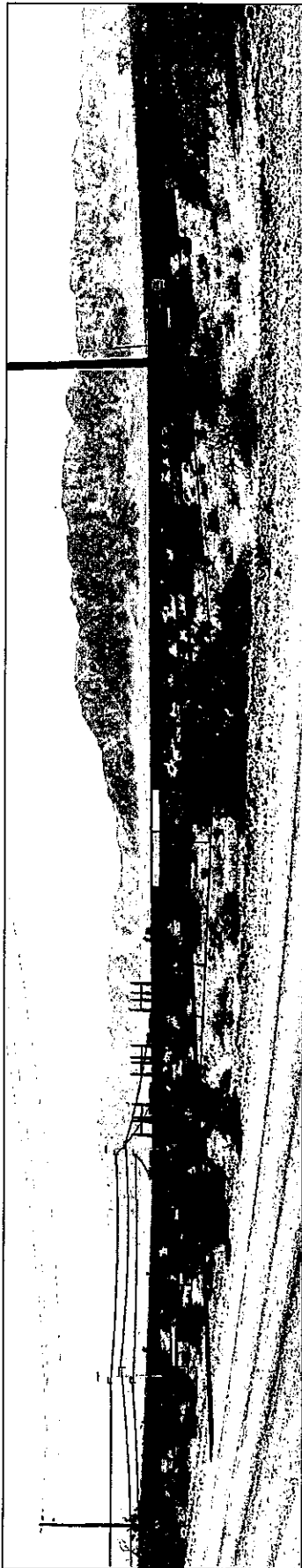
DESERT SUNLIGHT SOLAR FARM

Figure 4.16-1

Key Observation Points



View northeast from Kaiser Road at the southern boundary of the proposed Desert Sunlight Solar Farm showing existing conditions, Desert Center, California.

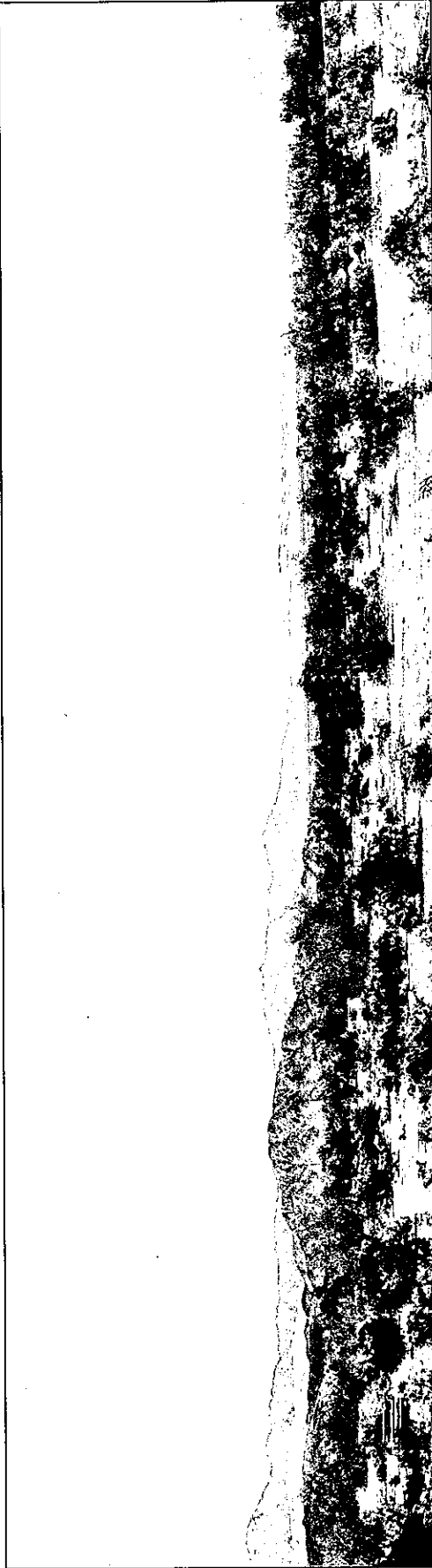


Visual simulation depicting the Desert Sunlight Solar Farm On-Site Substation and Gen-Tie Line.

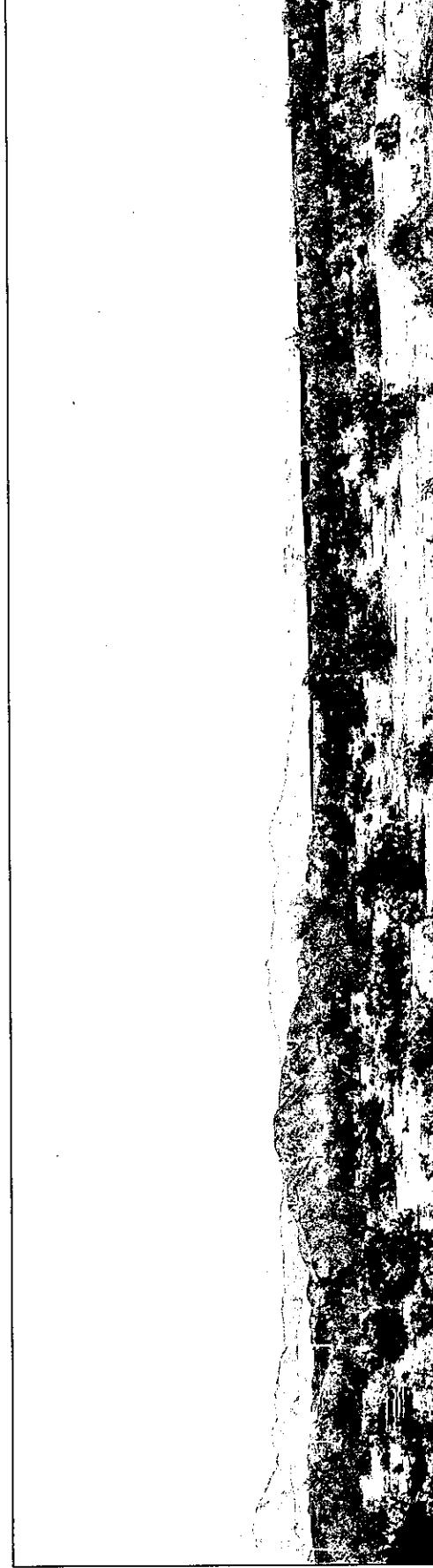


DESERT SUNLIGHT SOLAR FARM

Figure 4.16-4
Key Observation
Point (KOP) 3



View north towards proposed Desert Sunlight Solar Farm from Shasta Drive, Lake Tamarisk, California



Visual simulation depicting Desert Sunlight Solar Farm and Gen-tie Line A-1 from Shasta Drive, Lake Tamarisk, California



DESERT SUNLIGHT SOLAR FARM

Figure 4.16-5
Key Observation
Point (KOP) 4

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to construct, operate, and maintain a 220 kilovolt (kV) electrical transmission line (herein referred to as the "Gen-Tie Line [GT A-1]") in connection with its 550-megawatt solar photovoltaic energy-generating facility known as the Desert Sunlight Solar Farm located approximately six miles north of Desert Center. Gen-Tie Line [GT A-1] will connect the electrical output of the Solar Farm to Southern California Edison's proposed Red Bluff Substation. Gen-Tie Line [GT A-1] is proposed to exit the southwest portion of the solar farm site, run south along the west side of Kaiser Road, turn east just north of Desert Center, and the run south across I-10 to the proposed substation. The majority of Gen-Tie Line [GT A-1] is proposed to run under, along, across or upon the County of Riverside's Kaiser Road rights-of-way (a total distance of approximately 5.8 miles). Two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) are proposed to cross land under jurisdiction of the County of Riverside, which requires the Applicant to obtain a Public Use Permit (PUP) pursuant to Riverside County Ordinance (RCO) No. 348, Section 18.29. These two portions are adjacent to APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under County jurisdiction.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS (1) RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 909 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 909, Exhibit A (Sheets 1-2) by First Solar dated May 10, 2011.

10. EVERY. 4 USE - DEFINITIONS (2) RECOMMND

The words or any combination thereof identified in the following list that appear in the attached conditions of Public Use Permit No. 909 shall be considered to be equivalent and are indentified as follows:

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Public Use Permit No. 909 proposes to construct a 550 MW solar generation facility within BLM jurisdiction and a transmission line within the County of Riverside Road Right of Way. No grading is proposed outside of the road right of way, therefore the Grading Division has no objection to

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.) RECOMMND
this proposal.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Public Use Permit#909 is proposing to construct an unmanned solar generation facility without plumbing. Therefore, a proposal to connect to an onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate the project in accordance with County Health Ordinances should further information indicate the requirements.

10.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

10.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

EPD DEPARTMENT

10.EPD. 1 - HABITAT COMP PLAN RECOMMND

AM-BIO-1

A Habitat Compensation Plan will be implemented by the Applicant to compensate for the loss of creosote desert scrub, desert dry wash woodland, and jurisdictional resources. Compensation will be accomplished by acquisition of mitigation land or conservation easements or by providing funding for specific land acquisition, endowment, restoration, and management actions under one of several programs including the recently approved mitigation program created by SB 34 and as required under MM-BIO-2, Off-site Compensation. The Habitat Compensation Plan will be

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

10.EPD. 1 - HABITAT COMP PLAN (cont.)

RECOMMND

reviewed and approved by BLM, USFWS, and CDFG. The precise details of the mitigation, including mitigation ratios, will be established in the BLM ROW grant, USFWS Biological Opinion, and CDFG 2080.1 Consistency Determination. The draft plan is provided in Appendix H of the Final Environmental Impact Statement. At a minimum, mitigation ratios required in the NECO Plan/EIS are 1:1 for permanent impacts to creosote bush scrub, 3:1 for permanent impacts to desert dry wash woodland, and 5:1 for permanent impacts to the Chuckwalla DWMA and Chuckwalla CHU). Mitigation ratios may be greater based on the requirements of USFWS and CDFG. Finally, areas occupied by the burrowing owl will be mitigated at 6.5 acres per occupied burrow (which will be covered by mitigation of creosote bush scrub habitat) and creation or enhancement of two burrows will be implemented for every active burrow.

10.EPD. 2 - WEED MANAGEMENT

RECOMMND

AM-BIO-2

An Integrated Weed Management Plan (IWMP) (Ironwood Consulting 2010b), prepared pursuant to BLM's Vegetation Treatments Using Herbicides on BLM Lands in 17 Western States (BLM 2007) and the National Invasive Species Management Plan (The National Invasive Species Council 2008), will be implemented by the Applicant to reduce the potential for the introduction of invasive species during construction, operation and maintenance, and decommissioning of the Project. The draft plan is provided in Appendix H of the Final Environmental Impact Statement and will be reviewed and approved by the BLM.

The following measures are required in the Plan and will be implemented by the Applicant to monitor and control invasive species:

* Preventative Measures During Construction

- Equipment Cleaning: To prevent the spread of weeds into new habitats, and prior to entering the Project work areas, construction equipment will be cleaned of dirt and mud that could contain weed seeds, roots, or rhizomes. Equipment will be inspected to ensure they are free of any dirt or mud that could contain weed seeds and the tracks, feet, tires, and undercarriage will be carefully washed, with

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

10.EPD. 2 - WEED MANAGEMENT (cont.)

RECOMMND

special attention being paid to axles, frame, cross members, motor mounts, underneath steps, running boards, and front bumper/brush guard assemblies. Other construction vehicles (e.g. pick-up trucks) that will be frequently entering and exiting the site will be inspected and washed on an as-needed basis.

All vehicles will be washed off-site when possible. Should off-site washing prove infeasible, an on-site cleaning station will be set up to clean equipment before it enters the work area. Either high-pressure water or air will be used to clean equipment and the cleaning site will be situated away from any sensitive biological resources. If possible, water used to wash vehicles and equipment will be collected and re-used.

- Site Soil Management: Soil management will consist of limiting ground disturbance to the minimum necessary for construction activities and using dust suppressants to minimize the spread of seeds. Disturbed vegetation and topsoil will be re-deposited at or near the area from which they are removed to eliminate the transport of soilborne noxious weed seeds, roots, or rhizomes. BLM-approved dust suppressants (e.g. water and/or palliative) will be minimized on the site as much as possible, but will be used during construction to minimize the spread of airborne weed seeds, especially during very windy days.

- Weed-free Products: Any use of hay or straw bales on the Project site will be limited to certified weed-free material. Other products such as gravel, mulch, and soil may also carry weeds and these products, too, will be certified weed-free. If needed, mulch will be made from the local, on-site native vegetation cleared from the Project area. Soil will not be imported onto the Project site from off-site sources.

- Personnel Training. Weed management will be part of mandatory site training for all construction personnel and will be included in initial Worker Environmental Awareness Program training briefings. Training will include weed identification and the threat of impacts including impacts to local agriculture, vegetation communities, wildlife, and creating fire potential. Training will also cover the importance of preventing the spread of weeds.

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10. GENERAL CONDITIONS

10.EPD. 2 - WEED MANAGEMENT (cont.) (cont.)

RECOMMND

* Containment and Control Measures

When Project monitoring (see below) indicates that invasive species are spreading, invasive species will be removed using mechanical and chemical methods. The Applicant will use mechanical weed removal methods as the preferred method, but herbicides may be used when conditions (such as wind, proximity of native vegetation) are such that the effect on native species is expected to be minimal. During suppression or eradication activities, care will be taken to have the least affect on native plant species. Herbicides used will be limited to those approved by the BLM. Herbicides will be applied before the invasive species flower and set seed.

If monitoring indicates the spread of athel, a woody invasive species, then athel will be controlled by cutting the trees and applying Garlon™ Ultra Herbicide to the stump immediately after cutting. Garlon™ is approved for use on athel by the BLM. All cut material generated during athel clearance will be removed from the site by truck. This material will be covered with a tarp or other material that will keep athel cuttings or seed from being spread by truck movement.

The Applicant and its contractors will follow the BLM's Herbicide Use Standard Operating Procedures provided in Appendix B of the Record of Decision for the Final Vegetation Treatments Using Herbicides Programmatic Environmental Impact Statement (BLM 2007). Personnel responsible for weed control will be trained in the proper and safe use of all equipment and chemicals used for weed control.

* Monitoring

Baseline weed conditions will be assessed during the pre-construction phase of the Project, during pre-construction surveys and staking and flagging of construction areas. A stratified random sampling technique will be used to identify and count the extent of weeds on the site.

Monitoring will take place each year during construction, and annually for three years following the completion of construction. The purpose of annual monitoring will be to

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10.EPD. 2 - WEED MANAGEMENT (cont.) (cont.) (cont.) RECOMMND

determine if weed populations identified during baseline surveys have increased in density or are spreading as a result of the Project. Control methods will be implemented when measurable weed increases, as well as visually verified increases, are detected during monitoring. This will include small patches of unusually high density weeds (e.g., concentrations in swales) that are growing as a result of Project activities.

During construction, daily monitoring records will be kept by biological monitors that will include information relevant to invasive weeds. During Project operations and maintenance, the facility owner or appropriate designee will be required to continually update the potential noxious and invasive weed list and provide monitoring and management appropriate to any new species in coordination with the BLM.

After the three years of operations monitoring is complete, general management and monitoring of the Project area will be conducted by designated site personnel each year during both the germinating and early growing season (November through April) to eliminate new weed individuals prior to seed set. Throughout construction and long term monitoring, personnel will be trained to identify weedy and native species and work with a trained vegetation monitor to determine where elimination is necessary.

* Reporting

Results of monitoring and management efforts will be included in annual reports and a final monitoring report completed at the end of three years of post-construction monitoring. Copies of these reports will be kept on file at the site. Copies of each annual report as well as the final monitoring report will be sent to the BLM for review and comment. BLM will use the results of these reports to determine if any additional monitoring or control measures are necessary.

* Success Criteria

Weed control will be ongoing on the Project site for the life of the Project, but plan success will be determined by BLM after the three years of operations monitoring through the reporting and review process. Success criteria will be

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10. GENERAL CONDITIONS

10.EPD. 2 - WEED MANAGEMENT (cont.) (cont.) (cont.) (CORECOMMND

defined as having no more than ten percent increase in a weed species or in overall weed cover in any part of the Project.

10.EPD. 4 - WEAP RECOMMND

AM-BIO-4

Worker Environmental Awareness Program (WEAP). The Applicant will implement a WEAP to educate on-site workers about sensitive environmental issues associated with the Project. The program will be administered to all on-site personnel including surveyors, construction engineers, employees, contractors, contractor's employees, supervisors, inspectors, subcontractors, and delivery personnel. The program will be implemented during site mobilization, ground disturbance, grading, construction, operation, and closure. Details of the program are provided in Section 4.3 of the Environmental Impact Statement. The training will place special emphasis on the special status species that have been observed in the Project locations or have a high likelihood to occur, including special status plant species, desert tortoise and other special status reptile species, Palm Springs round-tailed ground squirrel, burrowing owl, golden eagle, nesting bird species and bat species, and the American badger. BLM will be responsible for ensuring that each construction worker at the site, throughout the duration of construction activities, receives the above training.

10.EPD. 5 - VEG MANAGEMENT PLAN RECOMMND

AM-BIO-5

The Applicant will prepare and implement a Vegetation Resources Management Plan that contains the following components (additional detail is provided in Section 4.3 of the Environmental Impact Statement):

- A Vegetation Salvage Plan which discusses the methods that will be used to transplant cacti present within the Project locations following BLM's standard operating procedures, as well as methods that will be used to transplant special status plant species that occur in the Project locations if feasible.

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10. GENERAL CONDITIONS

10.EPD. 5 - VEG MANAGEMENT PLAN (cont.)

RECOMMND

- A Restoration Plan which discusses the methods that will be used to restore creosote bush scrub and desert dry wash woodland habitat that is temporarily disturbed by construction activities.

The Vegetation Salvage Plan and Restoration Plan will specify success criteria and performance standards as required per MM-BIO-4, Salvage and Restoration Plan Performance Standards. BLM will be responsible for reviewing and approving the plan and for ensuring that the Applicant implements the plan including maintenance and monitoring required in the plan. Implementation of Applicant Measures AM-BIO-1, AM-BIO-2, AM-BIO-4, and AM-BIO-5 discussed in Section 4.3, Vegetation, would reduce impacts on wildlife as well. Where there is a conflict between provisions of the Mitigation Measures recommended for wildlife impacts and the corresponding Applicant Measures, the Mitigation Measures take precedence.

10.EPD. 6 - BIO MONITORING

RECOMMND

MM-BIO-1.

Construction Monitoring:

A BLM-approved biologist shall conduct construction monitoring during all construction activities to ensure that construction activities are contained within the staked and flagged construction areas at all times. The construction monitor shall also be present during all ground disturbing activities to either actively or passively relocate special status wildlife species, other than the desert tortoise, nesting bird species, and burrowing owl (e.g., rosy boa, chuckwalla, Palm Springs round-tailed squirrel, American badger, and Colorado Valley woodrat [and burro deer, Nelson's bighorn sheep, and mountain lion if need be]), found within the construction zones to a suitable location outside of the project footprint. The construction monitor shall also inspect fencing and netting at all construction ponds to ensure that the ponds are not accessible to potential avian or canid desert tortoise predators or to wildlife that could drown or become entrapped within the enclosures. Netting and fencing must prevent the ponds from becoming water source "subsides" to predators or from becoming hazards to native wildlife. The construction monitor shall have the authority to stop work and report directly to the

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10. GENERAL CONDITIONS

10.EPD. 6 - BIO MONITORING (cont.)

RECOMMND

Applicant's Environmental Manager to ensure compliance with the Project Description, Applicant Measures, and Mitigation Measures. The construction monitor shall provide the Applicant's Environmental Manager with weekly updates and quarterly monitoring reports. After construction has been completed, the construction monitor shall provide the Applicant's Environmental Manager with a final monitoring report. The Applicant's Environmental Manager shall provide BLM with weekly status updates on the status of construction and monitoring efforts and shall provide BLM with copies of the quarterly monitoring reports and the final monitoring report. BLM shall be responsible for ensuring that construction monitoring is conducted during all construction activities.

10.EPD. 7 - MM BIO 2

RECOMMND

MM-BIO-2

The project shall comply with Mitigation Measure BIO-2 of the Final Environmental Impact Statement.

10.EPD. 8 - SALVAGE AND RESTO

RECOMMND

MM-BIO-4

Salvage and Restoration Plan Performance Standards:
Salvage will occur prior to construction in any area of the proposed Project as described in the approved Vegetation Salvage Plan (described in AM-BIO-5). Post- Project seeding and planting (revegetation) will occur at the decommissioning phase of the Project as described under an approved Restoration Plan (AM-BIO-5). Both salvage and revegetation efforts shall be monitored yearly and shall continue for a period of no less than 10 years or until the defined performance standards are achieved (whichever is sooner).

The following performance standards must be met by the end of the monitoring period: (a) at least 80% of the species and vegetative cover observed within the temporarily disturbed areas shall be native species that naturally occur in desert scrub habitats; (b) absolute cover and density of native plant species within the revegetated areas shall equal at least 60% of the pre-disturbance or reference vegetation cover; and (c) the site shall have

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10. GENERAL CONDITIONS

10.EPD. 8 - SALVAGE AND RESTO (cont.)

RECOMMND

gone without irrigation or remedial planting for a minimum of three years prior to completion of monitoring.

Remediation activities (e.g., whether additional planting, removal of non-native invasive species, or erosion control) shall be taken during the 10-year period if necessary to ensure the success of the revegetation effort. If the mitigation fails to meet the established performance standards after the 10-year maintenance and monitoring period, monitoring and remedial activities shall extend beyond the 10-year period until the performance standards are met, unless otherwise specified by the BLM and CPUC.

As needed to achieve performance standards, the Applicant shall be responsible for replacement planting or other remedial action as agreed to by BLM and CPUC. Replacement plants shall be monitored with the same survival and growth requirements as required for original revegetation plantings.

If a fire or flood damages a revegetation area within the 10-year monitoring period, the Applicant shall be responsible for a one-time replacement. If a second fire or flood occurs, no replanting is required, unless the event is caused by the owner's activity (as determined by BLM or other firefighting agency investigation).

10.EPD. 9 - DTP

RECOMMND

AM-WIL-1

A Desert Tortoise Translocation Plan (Ironwood Consulting 2010d) has been prepared for the Project and will be implemented by the Applicant to ensure that construction monitoring will be conducted by a BLM-, USFWS-, and CDFG-approved biologists during all construction activities and that any desert tortoise found within the construction zone will be translocated to a suitable location outside of the project footprint. The draft plan is attached as Appendix H of the Final Environmental Impact Statement and will be reviewed and approved by BLM. The final plan will conform to the 2010 USFWS desert tortoise relocation guidelines titled Translocation of Desert Tortoises (Mojave Population) from Project Sites: Plan Development Guidance. Unpublished Report dated August 2010.

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10.EPD. 9

- DTPP (cont.)

RECOMMND

Desert tortoises found along the linear components of the Project, including the Gen-Tie Line, Telecommunications site, and access roads will be translocated out of harm's way pursuant to USFWS guidance (U.S. Fish and Wildlife Service. 2009. Desert Tortoise Field Manual. Ventura Fish and Wildlife Office, Ventura, California). Specifically, biological monitors will be present during all construction activities to ensure that active burrows are avoided. If a desert tortoise is found, the tortoise will be allowed to passively traverse the site while construction in the immediate area is halted. If the tortoise does not move out of harm's way after approximately 20 minutes, a biologist authorized to handle desert tortoise, will actively move the animal out of harm's way. Vehicles parked in desert tortoise habitat will be inspected immediately prior to being moved. If a tortoise is found beneath a vehicle, a biologist authorized to handle desert tortoise will be contacted to move the animal out of harm's way, or the vehicle will not be moved until the desert tortoise leaves of its own accord.

During the construction and operations and maintenance phases of the Project, the following Best Management Practices will also be implemented by the Applicant to reduce adverse effects to desert tortoise:

1. Speed limits on all unpaved areas of the Project will be a maximum of 15 miles per hour;
2. No dogs or firearms will be allowed on the Project site during construction or operation and maintenance activities;
3. Construction and operation and maintenance activities will be limited to daylight hours to the extent possible;
4. Trash will always be contained within raptor and raven-proof receptacles and removed from the site frequently, including trash collected in vehicles in the field;
5. Water required for construction purposes will not be stored in open containers or structures and will be transported throughout the site in enclosed water trucks; and

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10.EPD. 9 - DTTP (cont.) (cont.)

RECOMMND

6. Water sources for the Project (such as wells) will be checked periodically by biological monitors to ensure they are not creating open water sources by leaking or consistently overfilling trucks.

All vehicles leaking fuel or other liquids will be immediately removed to the staging area and repaired - all vehicles will carry spill materials and all spills will be cleaned up promptly and disposed of correctly.

10.EPD. 10 - RAVEN MANAGEMENT

RECOMMND

AM-WIL-2

The Applicant shall contribute to the U.S. Fish and Wildlife Service (USFWS) Regional Raven Management Program by making a one-time payment of \$105 per acre of project disturbance to the national Fish and Wildlife Federation Renewable Energy Action Team raven control account.

A Raven Management Plan (Ironwood Consulting 2010e) has been prepared and will be implemented by the Applicant to minimize the potential for the project to attract ravens to the Project site. The draft plan is attached as Appendix H of the Final Environmental Impact Statement and will be reviewed and approved by BLM. Specifically, the following measures will be implemented by the Applicant to reduce the potential for the Project to introduce food subsidies and open water sources for the species:

1. Traffic speeds on all Project-related dirt roads will be limited to 15 miles per hour to reduce road killed animals. Biological monitors will be monitoring speeds during construction activities;

2. Refuse management will be an integral part of the construction process. A sufficient number of refuse containers will be supplied and all containers will have sealable and lockable lids with the goal of preventing strong winds from blowing garbage around, wildlife from entering refuse containers, and unauthorized people from tampering with refuse. Biological monitors will periodically check on refuse containers to ensure they are not overflowing and are being closed properly;

3. All work vehicles will have a sufficient supply of

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10. GENERAL CONDITIONS

10.EPD. 10

- RAVEN MANAGEMENT (cont.)

RECOMMND

strong garbage bags to aid in collection and disposal of refuse at the end of each day into the large containers discussed above;

4. Waste management contractors will supply an adequate number of portable toilets to promote a hygienic environment;

5. The open ponds needed to store water required for construction purposes will be fenced and lined, and will have netting around them, as described in AM-WIL-4, to keep ravens away. Water will be transported throughout the site in enclosed water trucks; and

6. Water sources for the Project (such as wells) will be checked periodically by biological monitors to ensure they are not creating open water sources by leaking or consistently overflowing trucks.

Throughout the construction and operation and maintenance phases of the Project five years postconstruction, all incidental sightings of common ravens within the Project locations will be logged either by a biological monitor (during construction) or by a designated person by Sunlight (applicant) (five years post-construction). In addition, for five years following construction, nest surveys for this species will be completed at least twice each spring between March 15 and June 1, and further assessments will be performed on the ground underneath raven nests during spring months to determine the presence of any desert tortoise predation.

If monitoring data shows a potential increase in raven roosting or nesting behavior within the Sunlight Project components, additional measures will be implemented by the Applicant to minimize the attractiveness of the Project site to the species, including one or more of the following:

1. Bird spikes installed on top of potential perches designed to prevent birds from gaining a foothold on the perch because of their porcupine design;

2. Repellant coils installed on top of potential perches to deter birds from gaining footholds because of their destabilizing coil design;

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10. GENERAL CONDITIONS

10.EPD. 10

- RAVEN MANAGEMENT (cont.) (cont.)

RECOMMND

3. Bird control wire designed so that a line or grid of variable height posts is interconnected by a wire. This creates a confusing landing area in the same spirit as trip wires used for unsuspecting people;

4. Bird netting; and/or

5. Electric shock deterrents with low voltage pulses.

Inactive nests will be dismantled and passive deterrents will be installed. For active nests, a biological monitor will determine the number of fledglings and their status of development. Once the nest is determined to no longer be active, it will be removed and passive deterrents installed. Non-lethal deterrents will be the first course of action. However, ravens may adapt quickly to avoid passive deterrents. If problem ravens are proven to be an active threat to resident desert tortoises, then they could be subject to lethal removal in coordination with BLM, USFWS, and CDFG in compliance with the Migratory Bird Treaty Act and California Fish and Game Code.

If monitoring data shows a potential increase in raven roosting or nesting behavior within the Project components, Applicant will coordinate with BLM, USFWS, and CDFG to determine the appropriate control measures, including continued raven nest monitoring and/or contribution to a region-wide raven control plan.

On or before January 15th of each calendar year of monitoring, an annual report will be submitted to BLM that summarizes all monitoring activities sufficient for the BLM to provide necessary reporting to the USFWS and CDFG during their annual permitting report, due on or before February 1 of each year.

10.EPD. 11

- ABPP

RECOMMND

An Avian and Bat Protection Plan (Ironwood Consulting 2010f) has been prepared and will be implemented by the Applicant to specify necessary actions to be taken to protect nesting bird and bat species. The draft plan is attached as Appendix H of the Final Environmental Impact Statement and will be reviewed and approved by BLM. The final plan will conform to the 2010 USFWS avian and bat

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10. GENERAL CONDITIONS

10.EPD. 11 - ABPP (cont.)

RECOMMND

guidelines titled Considerations for Avian and Bat Protection Plans U.S. Fish and Wildlife Service White Paper.

The following measures will be implemented by the Applicant to protect burrowing owls in the Project locations during construction:

* Phase III burrow surveys will be completed within 30 days prior to planned construction in each construction unit and within a 150-meter (500 foot) buffer area.

* All active burrowing owl nests will be avoided with a buffer of 75 meters (250 feet) during the nesting season (February 1 - August 31st). Initial avoidance buffers may be modified per the direction of a biological monitor based on the type of construction activity and bird species as approved by CDFG or USFWS. Outside nesting season or after determining that a nest has failed or young have fledged, owls will be passively relocated after concurrence of specific methods by CDFG.

Passive relocation will include:

- Identifying suitable relocation sites within one mile of the Project area;
- Creating or enhancing at least two natural or artificial burrows per relocated owl;
- Passively relocating burrowing owls; and
- Monitoring and reporting the results of the passive relocation.

The following measures will be implemented by the Applicant to protect nesting bird species in the Project locations during construction which are protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3513:

* Pre-construction surveys will be completed in the Project locations and in adjacent habitat areas and any nests observed will be identified and clearly marked. For passerines, an exclusion area where construction will not be allowed to commence will be established approximately 100 meters (330 feet) from any active nest. For raptors (other than golden eagles), the exclusion area will be established approximately 170 meters (500 feet) from any active nest (excluding nests of the common raven). For golden eagles, the exclusion area will be established

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10. GENERAL CONDITIONS

10.EPD. 11

- ABPP (cont.) (cont.)

RECOMMND

approximately 1.6 kilometers (one mile) from any active nest. Initial protective buffers may be modified per the direction of a biological monitor based on type of construction activity and bird species and per approval by CDFG or USFWS. Nests will be checked within one week prior to planned construction to determine nest success and whether young have fledged. The exclusion boundary will not be removed until the biological monitor has determined that the nest has failed or young have fledged.

* Vegetation clearing will be conducted outside of the bird breeding season (approximately February 1 to August 31) to the maximum extent practicable, taking into account the necessary timing of conservation measures for other species, including the desert tortoise.

* Biological monitors will be present on-site during all phases of construction and will be tasked with monitoring avian nesting in adjacent habitats. If nests are found, the same procedures would be used as discussed above for pre-construction surveys.

The following measures will be implemented by the Applicant to protect roosting bats in the Project locations during construction:

* Pre-construction surveys will be completed in the Project locations and adjacent habitat areas and any active bat colonies will be identified and clearly marked. An exclusion area will be established approximately 50 meters (165 feet) from any active colony, and whenever possible, these areas will be avoided during construction activities.

For five years post-construction, the Applicant will record incidental sightings of raptors and bats in the Project locations. In addition, the Applicant will conduct nest surveys within the Project locations at least twice each spring between March 1 and June 1, separated by at least 30 days where all project-related infrastructure will be inspected for active and inactive raptor nests. The Applicant will submit quarterly status reports via email to BLM, USFWS, and CDFG. On or before January 15th of each calendar year, an annual report will be submitted to BLM that summarizes all monitoring activities sufficient for BLM to provide necessary reporting to the USFWS and CDFG in their annual permitting report, due on or before February

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10. GENERAL CONDITIONS

10.EPD. 11 - ABPP (cont.) (cont.) (cont.) RECOMMND

1st of each year. These reports may include recommendations for future adaptive management actions.

10.EPD. 12 - BIGHORN SHEEP RECOMMND

MM-WIL-2

Nelson's Bighorn Sheep Protection Plan:

If effects to Nelson's Bighorn Sheep cannot be avoided, the Applicant shall consult with the California Department of Fish and Game (CDFG) to determine the appropriate level of restoration and mitigation for effects to essential habitat and/or travel corridors for Nelson's bighorn sheep by implementing the following measures:

(a) The Applicant shall compensate or replace the permanent loss of Nelson's bighorn sheep habitat at a 1:1 ratio as approved by the CDFG. This may include monetary contributions or donations as mitigation which are tied to programs or activities designed to offset potential resource losses or for mitigation banking for habitat restoration, enhancement, and/or acquisition projects provided that an appropriate and cooperatively developed mitigation agreement has been finalized between the Applicant and CDFG.

(b) Compensation or replacement mitigation should be oriented within or adjacent to the project area and designed to rectify the same functions, habitat types and species being impacted wherever possible. Off-site compensation should be considered when mitigation measures cannot be applied to adjacent areas or to benefit the same species that are impacted.

(c) All final actions associated with compensation mitigation will be approved by CDFG to insure that agreements are consistent with the CDFG's Sonoran Desert Mountain Sheep Meta-Population Plan.

(d) Any roads or permanent structures built in Nelson's bighorn sheep habitat or movement corridors must be constructed in such a way as to allow continued bighorn movement, except in the case of the Solar Farm and Substation facilities which will be fenced. Some strategies could include under or over passes, ramps cut into steep side slopes, alternatives to continuous guard rails and/or

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10. GENERAL CONDITIONS

10.EPD. 12 - BIGHORN SHEEP (cont.) RECOMMND

fence specifications along roads that allow sheep movement. Plans for these structures will be developed in coordination with CDFG.

10.EPD. 13 - GROUND SQUIRREL RECOMMND

MM-WIL-3

Palm Springs Round Tailed Ground Squirrel Protection Plan: If effects to Palm Springs round tailed ground squirrel cannot be avoided, the Applicant shall consult with the California Department of Fish and Game (CDFG) to determine the appropriate level of restoration and/or mitigation for effects to essential habitat for Palm Springs round tailed ground squirrel by implementing the following measures:

(a) For Palm Springs ground squirrel habitat that is temporarily disturbed, the Applicant shall develop a project-specific habitat restoration for submittal to CDFG for review and approval. The plan shall consider and include as appropriate the following methods: replacement of topsoil, seedbed preparation, fertilization, seeding of species native to the project area, noxious weed control, and additional erosion control. Generally, the restoration objective shall be to return the disturbed area to a condition that will benefit Palm Springs ground squirrels. The applicant shall conduct periodic inspection of the restored area. Restoration shall include eliminating any hazards to Palm Springs ground squirrels created by construction, such as holes and trenches in which animals might become entrapped.

(b) If adverse effects remain after the Applicant has taken all reasonable on site mitigation measures, the Applicant must compensate for on-site effects to Palm Springs ground squirrel habitat. The goal of compensation is to prevent the net loss of Palm Springs ground squirrel habitat and make the net effect of a project neutral or positive to Palm Springs ground squirrels by maintaining a habitat base for the species. Compensation ratios can range from 1:1 to 5:1 depending upon:

A. Species known to be present on site

B. Habitat condition

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10. GENERAL CONDITIONS

10.EPD. 13 - GROUND SQUIRREL (cont.)

RECOMMND

C. Proximity of known disturbances

D. Vegetation type

The Applicant shall provide habitat compensation lands as mitigation for the Project's impacts to Palm Springs round-tailed ground squirrel. A minimum of three months before the habitat compensation lands are acquired, the Applicant shall submit a proposal identifying the land to be purchased to CDFG for approval. As part of this process, the Applicant shall do the following (as detailed in MM-BIO-2):

a. Transfer fee title to CDFG for the habitat compensation lands.

b. Provide a preliminary title report, initial hazardous material assessment report and other documents as requested by CDFG.

c. Provide CDFG with fees, as determined by CDFG, to provide for the initial protection and enhancement of the habitat compensation lands.

d. Conduct a Property Analysis Record (PAR) or PAR-like analysis once the habitat compensation lands have been identified to determine the appropriate endowment amount to fund the in-perpetuity management of the habitat compensation lands.

10.EPD. 14 - FRINGED-TOED LIZARD

RECOMMND

MM-WIL-4

Mojave Fringed-toed Lizard Protection Plan:
If effects to Mojave Fringed-toed Lizard cannot be avoided, the Applicant shall mitigate for direct and indirect impacts to stabilized and partially stabilized sand dunes and other Mojave fringe-toed lizard habitat by compensating for lost habitat at ratios ranging from 1:1 to 5:1 depending upon (as detailed in MM-BIO-2):

A. Species known to be present on site

B. Habitat condition

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10. GENERAL CONDITIONS

10.EPD. 14 - FRINGED-TOED LIZARD (cont.)

RECOMMND

C. Proximity of known disturbances

D. Vegetation type

The Applicant shall provide funding for the acquisition, initial habitat improvements and long-term management of the compensation lands. The habitat compensation requirement, and associated funding requirements based on that acreage will be adjusted if there are changes in the final footprint of the Project. In lieu of acquiring lands itself, the Applicant may ensure funding to complete the land acquisition by providing CDFG and/or USWFS, as appropriate, prior to commencing ground-or vegetation-disturbing activities an irrevocable letter of credit or another form of security as approved by CDFGs Office of General Counsel before ground- or revegetation-disturbing activities begin.

The requirements for acquisition, initial improvement and long-term management of compensation lands include all of the following:

1. Criteria for Compensation Lands: The compensation lands selected for acquisition shall:

a. Provide suitable habitat for Mojave fringe-toed lizards that is equal to or better than that found in the Project disturbance area, and may include stabilized and partially stabilized desert dunes or sand drifts over playas or Sonoran creosote bush scrub;

b. Be within the Chuckwalla Valley with potential to contribute to Mojave fringe-toed lizard habitat connectivity and build linkages between known populations of Mojave fringe-toed lizards and preserve lands with suitable habitat;

c. Be connected to lands that are either currently occupied or have high potential to be occupied by Mojave fringe-toed lizard based on patch size and habitat quality;

d. Be near larger blocks of lands that are either already protected or planned for protection, or which could feasibly be protected long-term by a public resource agency or a non-governmental organization dedicated to habitat preservation;

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10. GENERAL CONDITIONS

10.EPD. 14

- FRINGED-TOED LIZARD (cont.) (cont.)

RECOMMND

- e. Not have a history of intensive recreational use or other disturbance that might make habitat recovery and restoration infeasible;
 - f. Not be characterized by high densities of invasive species, either on or immediately adjacent to the parcels under consideration, that might jeopardize habitat recovery and restoration;
 - g. Not contain hazardous wastes;
 - h. Not be subject to property constraints (i.e. mineral leases, cultural resources); and
 - i. Be on land for which long-term management is feasible.
2. Security for Implementation of Mitigation: The Applicant shall provide financial assurances to CDFG and/or USFWS that guarantee that an adequate level of funding is available to implement the acquisitions and enhancement of Mojave fringe-toed lizard habitat as described in this condition. These funds shall be used solely for implementation of the measures associated with the Project. Financial assurance can be provided to DFG and/or USFWS in the form of an irrevocable letter of credit, a pledged savings account or Security prior to initiating ground-disturbing project activities. The Security shall be approved by the CDFG and USFWS, to ensure sufficient funding.
3. Preparation of Management Plan: The Applicant shall submit to the CDFG and USFWS a draft Management Plan that reflects site-specific enhancement measures for the Mojave fringe-toed lizard habitat on the acquired compensation lands. The objective of the Management Plan shall be to enhance the value of the compensation lands for Mojave fringe-toed lizards, and may include enhancement actions such as weed control, fencing to exclude livestock, erosion control, or protection of sand sources or sand transport corridors

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 4/19/11

RECOMMND

Public Use Permit No. 909 is a proposal to construct a power transmission line. The 550 MW solar generation facility and majority of the transmission line route lies within BLM jurisdiction and therefore not part of this review. This review is limited to the two parcels of land in which the transmission lines cross over and is under the jurisdiction of the County of Riverside. The site is located in the Desert Center area, north of Interstate 10 and west of Desert Center Road.

The area lies within the Chuckawalla Valley and is subject to severe alluvial type flooding with sediment deposition and scouring.

Since the proposal is to construct transmission lines, no increased runoff and/or impact to drainage pattern is anticipated. Minimal grading is anticipated. The District has no objections with the project as shown on the approved Exhibit A.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of all applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 REN ENG - UTILITY COORDINATION

RECOMMND

The permit holder shall ensure all interconnection facilities are constructed to the applicable specifications of the utility purveyor.

10.PLANNING. 5 REN ENG - FUTURE INTERFERENCE

RECOMMND

If the operation of the transmission line (Gen Tie Line A-1) generates electronic interference with or otherwise impairs the operation of any communication facilities, the permit holder shall take immediate action and consult with County Information Technology staff to develop and

PUBLIC USE PERMIT Case #: PUP00909

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10. GENERAL CONDITIONS

10.PLANNING. 5 REN ENG - FUTURE INTERFERENCE (cont.) RECOMMND

implement measures acceptable to the Department of Information Technology.

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

The permit holder shall ensure that the Transportation Department has completed their final inspection of the Project prior to connection to the utility purveyor.

10.PLANNING. 15 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 17 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 19 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00909

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

shall be subject to the County's revocation procedures.

10.PLANNING. 23 USE - ORD 847-NOISE-POWERTOOLS RECOMMND

In accordance with Section 6. b. of Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 P.M. and 6:00 A.M. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than the dwelling in which the power tools or equipment may be located. Additionally, no person shall operate any power tools or equipment at any other time (8:00 A.M. to 10:00 P.M.) such that the power tools or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment.

10.PLANNING. 24 GEN - IF HUMAN REMAINS FOUND RECOMMND

The permit holder shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 25 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The permit holder shall comply with the following for the life of this project:

PUBLIC USE PERMIT Case #: PUP00909

Parcel: 808-161-001

10. GENERAL CONDITIONS

10.PLANNING. 25

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for purposes of this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources site shall be halted until a meeting is convened between the permit holder, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director or his/her designee to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director's designee, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resources.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures as described in AM CUL-1 and MM CUL-1.

10.PLANNING. 26

USE- CULT RESOURCES MONITORING

RECOMMND

As a result of information contained in archaeological reports PD-A-4691 and PD-A-4693, both prepared by ECORP in 2011 for the Desert Sunlight Solar Farm Project, it has been determined that the project area is sensitive for both historic and prehistoric cultural resources. The project is located within a large potentially historic district representing the World War II Desert Training Center - California-Arizona Maneuver Area military facilities, some of which have been determined eligible for listing on the National Register of Historic Places and the California Register of Historic Resources. Fourteen cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 26

USE- CULT RESOURCES MONITORING (cont.)

RECOMMND

(both prehistoric and historic in age) sites were identified within the boundaries of the PUP project area establishing the cultural sensitivity and potential for additional cultural resources to be found subsurface during construction. Therefore, archaeological monitoring of all mass or rough grading, trenching, demolition, tree removals, boring, and other similar earth-disturbing activities shall be required.

Prior to any construction activities, the permit holder shall enter into a monitoring and mitigation service contract with a professionally-qualified County-certified archaeologist for services. This archaeologist shall be known as the "Project Archaeologist" and shall be included in any pre-construction meetings to provide cultural/historical sensitivity training, including the establishment of set guidelines for ground disturbance in sensitive areas with construction contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities (clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, boring, etc) for each area of construction and associated areas. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt construction activities to allow for the identification, evaluation, and potential recovery/appropriate treatment of cultural resources that may become exposed in coordination with any required tribal or special interest monitors, and construction superintendant.

The permit holder shall submit a fully executed copy of the archaeological monitoring contract to the Riverside County Planning Department (County Archaeologist) to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall confirm compliance with this condition.

In addition:

1) The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, permit holder, and any required tribal or special interest monitors throughout the

PUBLIC USE PERMIT Case #: PUP00909

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE- CULT RESOURCES MONITORING (cont.) (cont.RECOMMND
monitoring process when cultural resources are found.

2) The Project Archaeologist's contract shall not modify any approved conditions of approval or mitigation measures.

3) Should the Project Archaeologist not be present when monitoring should be provided, the County shall exercise the option to provide substitute archaeological monitoring at the permit holder's expense. Funds may come from the security deposit which the developer/permit holder will deposit with the Transportation Department.

10.PLANNING. 27 USE - CONFORM TO ELEVATIONS RECOMMND
Elevations of all structures shall be in substantial conformance with the elevations shown on the APPROVED EXHIBIT A.

10.PLANNING. 33 USE - SITE MAINTENANCE RECOMMND
The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 34 USE - GEOLOGIST'S COMMENTS RECOMMND
Earth Systems Southwest's January 19, 2010 (Revised June 16, 2010) "Geotechnical Engineering Services, Desert Sunlight Solar Farm, 550 MW Photovoltaic System, Desert Center Area of Riverside County, California" adequately addresses the potential geologic hazards of the Gen-Tie Line.

The report concluded:

1. The most significant geologic hazard to the project to be the potential for moderate to severe seismic shaking that is likely to occur during the design life of the proposed structures.
2. Active fault rupture is unlikely to occur at the Project site.
3. The potential for liquefaction to occur at this site is considered negligible.
4. The potential for slope instability, landslides or debris flows to affect the site is considered nil.
5. The hazard from tsunamis and seiches are nil.

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEOLOGIST'S COMMENTS (cont.) RECOMMND

The report recommended:

1. The minimum seismic design should comply with the 2007 edition of the California Building Code and ASCE 7-05 using the seismic coefficients given in the report.

This Earth Systems Southwest report satisfies the requirement for a geologic hazards study for Planning/CEQA purposes.

10.PLANNING. 35 USE - PALEONTOLOGIST'S COMMENT RECOMMND

The permit holder shall comply with all mitigation measures of AM-PR-1 of the Mitigation Monitoring and Reporting Program.

10.PLANNING. 37 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 38 USE - CLOSURE CLEAN UP RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time for final clean-up may be granted through written determinations by the Director of the Department of Transportation.

10.PLANNING. 39 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE -ENCROACHMENT PERMIT/FINAL

RECOMMND

It is the responsibility of the applicant and/or developer to contact Riverside County Transportation Department to obtain an encroachment permit, per Ordinance No. 499, to place the Gen-tie lines and power poles within County road right-of-way, prior to installing and or disturbing any road right-of-way. The locations of power poles shall be determined during permitting stage.

A cash security deposit will be required by Transportation Department to ensure performance of the conditions of the permit and the replacement or restoration of the highway, including pavement surfaces, ground surfaces, and subsurfaces within highway rights-of-way, and survey monuments or other improvements that may have been disturbed. Also, the above mentioned deposit will ensure any reports or documentations due by the applicant and/or developer to any department of Riverside County be performed and completed, and that the final reports be submitted to each individual department. The security deposit will not be released until the applicant or developer provides a letter of completion from each department stating that they are satisfied with the project, and that they recommend the project to be finalized.

10.TRANS. 2 USE - ENVIRONMENTAL CLEARANCES

RECOMMND

It shall be the responsibility of the permit holder to comply with the applicable Federal, State and County environmental laws, and receive any necessary environmental clearance and/or permits required for construction of the Gen-Tie Line prior to commencing any work as authorized by the encroachment permit. If the permittee fails to comply with the required environmental laws, the encroachment permit shall be subject to the County's revocation procedures.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 - PRECON PLANT SURVEY

RECOMMND

AM-BIO-3

PUBLIC USE PERMIT Case #: PUP00909

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20. PRIOR TO A CERTAIN DATE

20.EPD. 1 - PRECON PLANT SURVEY (cont.)

RECOMMND

Preconstruction Surveys for Special Status Plant Species and Cacti:

Prior to the start of construction, the Applicant will stake and flag the construction area boundaries, including the construction areas for the Gen-Tie Lines; construction laydown, parking, and work areas; and the boundaries of all temporary and permanent access roads. A BLM-approved biologist will then survey all areas of proposed ground disturbance for special status plant species and cacti during the appropriate blooming period for those species having the potential to occur in the construction areas. All special status plant species and cacti observed will be flagged for transplantation. All cacti observed will be flagged for transplantation and special status plant species observed will be flagged for salvage.

The biologist shall submit a report the Riverside County Planning Department, Environmental Programs Division (EPD), detailing which species were flagged and where they will be moved to. Translocation shall not occur until EPD has reviewed and approved the report.

Once EPD has reviewed and approved the biological report, translocation may begin. Following translocation, the biologist shall provide documentation of the translocation in the form of a report to EPD. This condition shall not be considered MET until the translocation documentation has been reviewed and approved.

20.EPD. 2 - BIO MONITORING REPORT

RECOMMND

Prior to final inspection of the encroachment permit by the Riverside County Transportation Department, a biological monitoring report shall be submitted to the Riverside County Planning Department, Environmental Programs Division for review and approval. The report shall detail the results of all preconstruction surveys and biological monitoring required by these conditions. The report shall also include an explanation of what has been done to meet all of the applicable conditions of approval.

20.EPD. 3 - BIRD MONITORING PLAN

RECOMMND

MM-WIL-5.

Prepare and Implement a Bird Monitoring and Avoidance Plan:

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20. PRIOR TO A CERTAIN DATE

20.EPD. 3 - BIRD MONITORING PLAN (cont.)

RECOMMND

Prior to issuance of an encroachment permit for the Gen-Tie Line, the Permit holder shall retain a BLM-approved, qualified biologist to prepare a Bird Monitoring and Avoidance Plan in consultation with CDFG and USFWS. This plan shall follow the Avian Protection

PLANNING DEPARTMENT

20.PLANNING. 1 USE- CULT RESOURCE MONITORING

RECOMMND

As a result of information contained in archaeological reports PD-A-4691 and PD-A-4693, both prepared by ECORP in 2011 for the Desert Sunlight Solar Farm Project, it has been determined that the project area is sensitive for both historic and prehistoric cultural resources. The project is located within a large potentially historic district representing the World War II Desert Training Center - California-Arizona Maneuver Area military facilities, some of which have been determined eligible for listing on the National Register of Historic Places and the California Register of Historic Resources. Fourteen cultural resources (both prehistoric and historic in age) sites were identified within the boundaries of the PUP project area establishing cultural sensitivity and indicating a potential for additional cultural resources to be found subsurface during construction activities. Therefore, archaeological monitoring of all mass or rough grading, trenching, demolition, tree removals, boring, and other similar earth-disturbing activities shall be required.

Prior to any construction activities, the permit holder shall enter into a monitoring and mitigation service contract with a professionally-qualified County-certified archaeologist for services. The archaeological monitor shall be known as the "Project Archaeologist" and shall be included in any pre-construction meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with construction contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities (clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc) for each area of construction and associated areas. The Project

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE- CULT RESOURCE MONITORING (cont.)

RECOMMND

Archaeologist shall have the authority to temporarily divert, redirect or halt construction activities to allow for the identification, evaluation, and potential recovery/appropriate treatment of cultural resources that may become exposed in coordination with any required tribal or special interest monitors, and construction superintendent.

The developer/permit holder shall submit a fully executed copy of the archaeological monitoring contract to the Riverside County Planning Department (County Archaeologist) to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall clear this condition.

NOTE: 1) The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder, and any required tribal or special interest monitors throughout the monitoring process when cultural resources are found.

2) This contract shall not modify any approved conditions of approval or mitigation measures.

3) Should the Project Archaeologist not be present when monitoring should be provided, the County shall exercise the option to provide substitute archaeological monitoring at the developer/permit holder's expense. Funds may come from the security deposit which the developer/permit holder will deposit with the Transportation Department.

20.PLANNING. 2 USE- CULT RESOURCE MONIT REPT

RECOMMND

Prior to release of the security deposit by the County Transportation Department, the permit holder shall cause to have submitted to the Planning Department two (2) copies of the Cultural Resources Monitoring report prepared by the Project Archaeologist. The report shall comply with the current report requirements for Phase IV Archaeological Monitoring reports with respect to required content. The report shall also include evidence that the cultural sensitivity training was conducted for construction personnel during the pre-construction meeting for the portion of the project covered by this Public Use Permit. The County Archaeologist shall review the report to

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE- CULT RESOURCE MONIT REPT (cont.) RECOMMND

determine that there has been adequate mitigation compliance reporting.

20.PLANNING. 3 USE- P33-15095 DATA RECOVERY RECOMMND

Cultural site P33-15095 was evaluated in archaeological report number PD-A-4693, prepared by ECORP in 2011, as eligible for the National Register of Historic Places as well as the California Register of Historic Resources. The site was determined significant for its association with Stephen Ragsdale, the founder of Desert Center and a significant person in the history of the local area; and for its potential to contribute important information to our understanding of local and regional history. Gen Tie Line A-1 crosses this 46-acre refuse dump site. Three steel monopoles and one stringing area would be constructed within the site boundaries resulting in disturbance or displacement of some of the refuse. This would represent an adverse effect to the site requiring mitigation. Mitigation shall consist of data recovery as identified in the Historic Preservation Treatment Plan (HTPT) (PD-A-4711) approved by the Bureau of Land Management (BLM) for the Desert Sunlight Solar Farm Project.

Prior to the final inspection of the encroachment permit by the County Transportation Department, a Phase III Data Recovery report of the findings shall be submitted to the County Archaeologist for review. The report shall follow the current County information content requirements for Phase III reports.

20.PLANNING. 4 USE - MITIGATION MONITORING RECOMMND

Prior to issuance of the encroachment permit for the Gen-Tie Line, the applicant/permittee shall prepare and submit a written Mitigation and Monitoring Report as defined by CEQA Guidelines Section 15097 to the Riverside County Planning Director demonstrating the timing of compliance with all conditions of approval and mitigation measures applicable to the permit. The County shall enforce compliance with these Conditions of Approval pursuant to Condition No. 10.Planning.22 and as required by the procedures set forth in County Ordinance No. 348.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; except that the obligation to use this permit shall be extended, day for day, for each day that any stay or injunction imposed by a court of competent jurisdiction, delays the issuance of all final permits for, or construction of Gen-Tie Line [GT A-1]. If the permit is not used, it shall become null and void and of no effect whatsoever within the applicable timeframe. "Use" means the beginning of substantial construction which is thereafter diligently pursued to completion or to the actual occupancy of land under the terms of this permit. Prior to the expiration of the applicable two year period, the permit holder may request a one (1) year extension of time in which to begin use under this permit. Should the one-year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years after the approval date of this permit, or the conclusion of the timeframe for extension due to any stay or injunction imposed by a court of competent jurisdiction, whichever date is later, this permit shall become null and void.

20.PLANNING. 9 USE - REMOVE TEMPORARY USE RECOMMND

Prior to final inspection approval of the last utility pole, all temporary storage uses and construction trash shall be removed from the Project property and the temporary storage areas treated to prevent dust and blowsand.

20.PLANNING. 10 USE - LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 909 shall terminate on July 1, 2041. This permit shall thereafter be null and void and of no effect whatsoever.

TRANS DEPARTMENT

20.TRANS. 1 USE - FRANCHISE AGREEMENT RECOMMND

Prior to the issuance of the encroachment permit for the Gen-Tie Line, the franchise agreement proposed for adoption as Ordinance No. 909 needs to be adopted by the Board of Supervisors. The adoption of an ordinance by the Board of Supervisors is a discretionary act and cannot be guaranteed, pro-committed or constrained. The County cannot

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12:10

Riverside County LMS
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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1

USE - FRANCHISE AGREEMENT (cont.)

RECOMMND

guarantee the ultimate outcome of any public hearings before the Board of Supervisors on Ordinance No. 909. If for any reason, Ordinance No. 909 does not get adopted by the Board of Supervisors, an encroachment permit will not be issued for the Gen-Tie Line. If an encroachment permit cannot be issued because Ordinance No. 909 does not get adopted by the Board of Supervisors, no construction or use can be commenced under this PUP.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 21, 2011

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Public Use Permit (PUP) No. 909
Proposal: The PUP proposes to construct transmission lines for a solar generation facility.
APNs: 807-171-005; 808-022-025; 808-023-025

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Interstate 10 and west of Desert Center Road, in the Desert Center Area Plan. The PUP proposes to construct a transmission line within a 160 foot transmission right-of-way adjacent to the western edge of Kaiser Road.

Please be aware that the Department operates the Desert Center Landfill within 160 acres owned by the BLM and leased to the Department. Currently, the landfill is open two days a year (first Thursday in February and August) and landfill activities occur on approximately 32 acres of the 160 acre leased land. The Desert Center Landfill is located along Kaiser Road at 17-991 Kaiser Rd; APNs: 807-171-003 & 807-160-007.

It appears that the construction of the transmission lines will not impact the operation of the landfill or encroach upon the 160 acre leased area. If the project scope changes and/or it becomes necessary to encroach into the leased area, the Department must be notified and provide authorization prior to commencing work. Also, please ensure that the Departments access to the site is not obstructed.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross
Planner IV

PD88468v39

CC: Jeff Gow, RCWMD

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 29, 2011

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department-Desert
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor-Bob Roberson
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner
Desert Unified School Dist
Southern California Edison

CALTRANS Dist. #8
RWQCB-Colorado River
Air Quality Mgmt. Dist.-Mojave Desert
Eastern Information Center (UCR)
CA Dept. of Fish & Game
U.S. Fish & Wildlife Service
Bureau of Land Management
U.S. EPA Region IX (NOWCC-Energy Specialist)


PUBLIC USE PERMIT NO. 909 – EA42431 – Applicant: Desert Sunlight Holdings, LLC – Fourth Supervisorial District - Chuckawalla Zoning Area – Desert Center Area Plan: Open Space: Rural (OS: RUR) (20 Acre Minimum) – Location: Northerly of Interstate 10 and westerly of Desert Center Road – 112 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Applicant is proposing to construct a 550 MW solar generation facility in Riverside County (BLM) approximately six miles north of Desert Center. In order to connect this facility to the electrical grid it is necessary to construct a transmission or Gen-Tie Line (County) running from this facility to the proposed Red Bluff Substation. The majority of the transmission or Gen Tie Line route (GT A-1) lies within BLM land, however, GT A-1 crosses two parcels of land under the jurisdiction of the County of Riverside. One parcel is owned by Metropolitan Water District (MWD) and the other is owned by Riverside County. Crossing of these two parcels requires the applicant to obtain a Public Use Permit (PUP) from the County. For the purpose of the PUP application, the Gen Tie crossing of these two parcels of land is the project under consideration by the County. In the areas that GT A-1 crosses the two parcels, the applicant plans to construct, operate and maintain GT A-1 within a 160 foot transmission right-of-way (ROW) adjacent to the west of Kaiser Road. The Center of the 160 foot transmission line would be located approximately 120 feet from the centerline of the paved Kaiser Road, within the County Road ROW. The transmission ROW within the MWD owned parcel would be 12.3 acres and within the County owned parcel would be 9.7 acres. - APN: 807-171-005, 808-022-025, and 808-023-025 – Concurrent Case: PAR01294

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC Meeting Agenda on April 21, 2011. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at JOLIVAS@rctlma.org / MAILSTOP# 1070.

COMMENTS: **NONE**

DATE: 04/20/2011 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: JAMES P. NAVARRO, SHERIFF'S CAPTAIN/COLORADO RIVER
TELEPHONE: 760-921-7900 STATION COMMANDER
BLYTHE

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



June 1, 2011

To: Interested Parties

From: Energy Division, California Public Utilities Commission

Subject: Desert Sunlight Solar Farm Project California Desert Conservation Area Plan Amendment and Final Environmental Impact Statement

The California Public Utilities Commission (CPUC) is a cooperating agency with the Bureau of Land Management in preparation of the Desert Sunlight Solar Farm Project Environmental Impact Statement (EIS). As lead agency under the California Environmental Quality Act (CEQA) for Southern California Edison's (SCE) proposed Red Bluff Substation, the CPUC hereby issues this notice.

Pursuant to CEQA Guidelines §15225(a), this letter provides notice to interested parties that the Energy Division of the CPUC believes that the EIS meets the requirements of CEQA, and that the CPUC intends to use the EIS in place of an Environmental Impact Report in deciding whether to approve, conditionally approve, or deny SCE's application for a Permit to Construct the Red Bluff Substation.

The Final EIS was circulated as broadly as state law requires for an EIR, and notice of the Draft EIS was given in compliance the standards set forth in CEQA Guidelines §15087(a). Therefore, in accordance with CEQA Guidelines §15225(a), the CPUC may use the Final EIS in place of an EIR without recirculating the federal document for public review. This notice is being given pursuant to CEQA Guidelines §15225(a), and will be posted in the office of the Riverside County Clerk for 30 days. Due to the prior opportunities for comment from responsible agencies, trustee agencies, and interested parties during the EIS comment period, no further comments will be accepted at this time.

The Final EIS was issued on April 15, 2011, and the Draft and Final EIS are available at the following website:

http://www.blm.gov/ca/st/en/fo/palmsprings/Solar_Projects/Desert_Sunlight.html



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

April 18, 2011

Attention: Planning

Subject: Public Use Permit No. 909

Please be advised that the division of the property shown on Public Use Permit No. 909 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

A handwritten signature in black ink, appearing to read "Steven D. Lowry", with a long horizontal flourish extending to the left.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department



Fast Track Authorization

Case No.: **PUP 00909**

FTA No. 2011-03

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Desert Sunlight Holdings, Inc. Contact: Amanda Beck

Address: 1111 Broadway, 4th Floor, Oakland, CA 94607

Phone: (510) 625-7405 Fax: _____ Email: abeck@firstsolar.com

Architectural Firm: N/A Contact: N/A

Address: N/A

Phone: _____ Fax: _____ Email: _____

Engineering Firm: First Solar, Inc. Contact: Robert Holbrook

Address: 1111 Broadway, 4th Floor, Oakland, CA 94607

Phone: (510) 625-7400 Fax: _____ Email: rholbrook@firstsolar.com

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other Public Use Permit

Site Information:

Assessor's Parcel Number(s) 807-171-005

Cross Streets/Address Kaiser Road (near Desert Center) Site Acreage 22

Land Use Designation OS-RUR Zoning N-A

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community Desert Center

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 15 Wages per Hour \$10-30 Construction Jobs 630

Capital Investment \$1,500,000,000 Taxable Sales \$900,000,000 Bldg Size: 0

Project Type Commercial Industrial Office Residential Other Solar Development

Industrial Classification Other Other Renewable Energy Power Generation

Commercial Classification N/A Other _____

Project Description:

Development consists of 550 MW solar generation facility and construction of transmission line to Red Bluff.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 4/13/11
Lisa Brandl, Managing Director of EDA Date

Sarah Mundy
Sarah Mundy, Assistant Director of EDA Date

APPLICATION FOR LAND USE AND DEVELOPMENT

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Amanda Beck *Amanda Beck*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ralph T. Hicks *Ralph T Hicks*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment B

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of See map B-1 (Vicinity Map), South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

_____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: See Exhibit A (Site Plan) for location

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

See Attachment B response to item 9

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Draft EIS provided on attached CD

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Minimal, only spot grading is required (estimated at 2000 cubic yards)

Estimated amount of fill = cubic yards Minimal, only spot grading is required

Does the project need to import or export dirt? Yes No

APPLICATION FOR LAND USE AND DEVELOPMENT

Import None Export None Neither _____

What is the anticipated source/destination of the import/export?

N/A. Minimal excess soil will be spread on site

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Amanda Beck* Date 3/9/11
Owner/Representative (2) _____ Date _____

Attachment B-PUP Checklist Information

Introduction

On December 14, 2010, the County Board of Supervisors adopted Ordinance No. 348.4690, an Ordinance of the County of Riverside adding a new Section 18.29(a)(2) to the County's Zoning Ordinance ("PUP Ordinance"). The new Section 18.29(a)(2) permits facilities for the storage or transmission of electrical energy, where the County is not preempted by law from exercising jurisdiction, in any zone classification provided that a Public Use Permit (PUP) is granted. The PUP Ordinance became effective on January 13, 2011.

Desert Sunlight Holdings, LLC (Sunlight or the Applicant) proposes to construct and operate a 550-megawatt (MW) solar photovoltaic (PV) energy-generating project known as the Desert Sunlight Solar Farm (DSSF or Project) on federal and private land near the town of Desert Center in Riverside County. The PV generating facility (Solar Farm), most of the corridor for the Project's 220-kilovolt (kV) generation interconnection transmission line (Gen-Tie), and a new substation (the Red Bluff Substation), to be constructed and owned by Southern California Edison (SCE), would be located on lands administered by the US Department of Interior (DOI), Bureau of Land Management (BLM), Palm Springs-South Coast Field Office. The remainder of the land being considered for the Gen-Tie routes would be located on private land owned by the County, Metropolitan Water District (MWD) or private parties.

The BLM published a Draft Environmental Impact Statement (EIS) for the Project and is in the process of completing a Final EIS. The California Public Utilities Commission (CPUC) has discretionary authority to issue a Permit to Construct (PTC) for SCE's proposed Red Bluff Substation. As allowed by the California Environmental Quality Act (CEQA) Guidelines Section 15221, the CPUC intends to use the EIS to provide the environmental review required for its approval of SCE's PTC application under CEQA. As part of the CPUC's consideration of the EIS, it plans to certify the EIS as CEQA adequate. The Applicant has met with County staff and County staff has reviewed the Draft EIS.

As part of the environmental review process, two alternatives are being considered for the Gen-Tie line. Route A-1 follows Kaiser Road within the scope of the County's right-of-way, and crosses fee land owned by the BLM, MWD and the County. Route A-2 overlaps with the initial portion of Route A-1, but crosses several additional private land parcels, although not County-owned land.

This Application covers Alternative Route A-1. A separate application is being submitted for Alternative Route A-2. The crossing of private land by the Gen-Tie line requires that Sunlight obtain a PUP from the County of Riverside as set forth in the County's PUP Ordinance. This Application for Land Use and Development was prepared to request the County issue a PUP for the Project's Gen-Tie line crossing of private land parcels.

This Attachment has been prepared in support of the Application for Land Use and Development (Attachment A), which contains instructions and a Land Use Development Matrix. The numbers below correspond to the numbers on the Land Use Development Matrix.

1.Name, Address and Telephone Number of Applicant

The Applicant for this project is Desert Sunlight Holdings, LLC. The address is 353 Sacramento Street, Suite 2100, San Francisco, California 94111. The telephone number is 415-935-2500. The contact for this application is Mr. Perry Fontana.

2. Name, Address and Telephone Number of Landowner.

The majority of the Project is located on federal land administered by the Bureau of Land Management. However, small portions of the Gen-Tie line would encroach or cross private land located in Riverside County. Please refer to Exhibit A (Site Plan). Also, please refer to Figures B-1 and B-2 for maps of the Project vicinity. Figure B-3 shows the route in more detail. The private landowners along route A-1 are:

Metropolitan Water District of Southern California (MWD)
Attn: Mr. Ralph Hicks
P.O. Box 54143
Los Angeles, California 90054
213-217-6000

The Route also crosses land owned by Riverside County.

3. Name, Address and Telephone Number of Exhibit Preparer

This Application was prepared by:

Desert Sunlight Holdings, LLC
Attn: Mr. Perry Fontana
353 Sacramento Street, Suite 2100
San Francisco, California 94111

4. Assessor's Parcel Numbers

The following provides the Assessor's Parcel Number (APN); Section, Township and Range; and an aggregate of the approximate gross acreage of county roadway crossings and or privately held land crossings for Route A-1. Please refer to Exhibit A for APN information.

GT A-1 would cross and encroach on the County right-of-way for Kaiser Road as well as land owned in fee by MWD and the County. The approximate aggregate gross acreage of these crossing and encroachments is 112 acres. The table below provides a list of the APN's and associated Section, Township and Range where crossings or encroachments occur:

| <u>APN</u> | <u>Township, Range, Section</u> |
|--|---|
| Crossing east to west over 300' Kaiser Rd. right of way | T 4S R 15E S 22 |
| 807-171-005 | T 4S R 15E S 27 |
| Travelling within 300' Kaiser Rd. right of way; west of pavement | T 4S R 15E S 22, 27, 34 T 5S R 15E S 3, 10, 15, 22 |
| Crossing west to east over 300' Kaiser Rd. right of way | T 5S R 15E S 22 |

5. Scale

A scale is included on all maps and engineering drawings.

6. North Arrow

A north arrow is included on all maps.

7. Date Exhibit Prepared

This exhibit was prepared in February 2011 and submitted on March 4, 2011.

8. Title of Exhibit

This submittal is an application for a Public Use Permit for affected portions of the Gen-tie for the Desert Sunlight Solar Farm. Exhibit A (Site Plan) is included. All maps and figures contain title blocks.

9. Project Description

The Applicant proposes to construct and operate a 550 MW solar photovoltaic energy generating facility known as Desert Sunlight Solar Farm (DSSF) (the "Project"). The majority of the Project will be located on federal lands managed by the BLM, Palm Springs-South Coast Field Office; however, a portion of the Project's Gen-Tie Line would cross or encroach on a County road right-of-way on federal land and cross land owned in fee by MWD, the County or private parties. The BLM has prepared and published a Draft EIS for the Project, and this document will serve as the Environmental Impact Report for purposes of CEQA review pursuant to CEQA Guidelines Section 15221.

Two alternative paths for the Gen-Tie Line are currently being considered in the Draft EIS. These alternatives consisting of GT A-1 and GT A-2 are described in detail in the Draft EIS. The applicant has provided the County with the Draft EIS describing the alternatives, and this information is summarized below.

GT A-1 exits the southwest portion of the Solar Farm Site, runs south along the west side of Kaiser Road, turns east just north of Desert Center, and then runs south across I-10 to the eastern location being considered for the Red Bluff Substation (Red Bluff Substation A). Along Kaiser Road, the center of the 160-foot transmission line right-of-way (ROW) would be located approximately 120 to 130 feet from the centerline of the paved roadbed, within the county road ROW on BLM land. Approximately 1 mile south of Oasis Road, the line turns east, running along the north side of the section lines dividing BLM-managed land from private land. After approximately 0.7 mile, the line turns southeast for approximately 0.7 mile, then due east for approximately 3.5 miles, then south for approximately 0.8 mile to the Substation. The transmission line travels parallel and to the south of an existing BLM open route, along BLM-administered land. The access road would be adjacent to the Gen-Tie Line and within the ROW.

The Project would interconnect with the regional transmission system via a 220-kV single-circuit Gen-Tie Line that would exit the southwestern portion of the Solar Farm Site and follow a 160-foot-wide transmission ROW to SCE's planned Red Bluff Substation to be located south of the Solar Farm Site near I-10. An additional fan-shaped area with a radius of 450 feet would be required as part of the ROW (beyond the 160-foot corridor) at each turn in the Gen-Tie Line. These areas would be required during construction for wire stringing along the Gen-Tie Line. The Applicant plans to use steel

monopoles for the Gen-Tie Line. Poles are expected to be approximately 135 feet tall. Typical spacing between structures would be approximately 900 to 1,100 feet. Self-weathering steel would be used for the monopoles, which would blend with the surrounding mountains better than other potential finishes. Self-weathering steel is composed of a special alloy that forms an oxide, which prevents further rusting. The finish appears as a matte patina and is commonly used in environmentally sensitive areas where a shiny appearance would be undesirable. Based on the Project requirements, access, terrain, and limited available geotechnical information, it is expected that direct embedded foundations would be used for tangent structures and anchor bolted drilled shaft foundations for angle and dead-end structures. Vibrated casing foundations may also be used, depending on the results of planned further geotechnical investigation. A geotechnical investigation for the Gen-Tie Line would be completed before final design and construction of the Please refer to attached drawings 'TAN-1 and DE-1' for typical tower design.

A 7-foot-diameter permanent footprint was assumed for estimating the Gen-Tie structure footprint for tangent structures. A 12-foot-diameter permanent footprint was assumed for estimating the Gen-Tie structure footprint for angle and dead-end structures. The structure areas for angles or dead-end structure types would have a single vertical foundation up to 12 feet in diameter by 40 feet deep. The structure areas for tangent structure types would have a single vertical foundation up to 7 feet in diameter by 25 feet deep. The temporary structure erection areas that surround each proposed Gen-Tie structure location would typically be 160 feet by 160 feet.

The workforce for either Gen-tie line is expected to average 25 employees over the 20-month Gen-Tie construction period, with a peak of approximately 60 employees (during Months 6 to 8), including both craft and non-craft workers. A total of approximately 240 material deliveries are expected during the construction period for the Gen-Tie Line. All material deliveries are expected to arrive via I-10 from the west.

10. Complete Legal Description for Route A-1

| | |
|--------------------|---|
| T 4S, R 15E | |
| Section 22 | A 160-foot area crossing east to west across Kaiser Rd. and then continuing south along the west of Kaiser Road |
| Section 27 | That portion of land which lies within a 160-foot area to the west of Kaiser Road |
| Section 34 | That portion of land which lies within a 160-foot area to the west of Kaiser Road |
| T 5S, R 15E | |
| Section 3 | That portion of land which lies within a 160-foot area to the west of Kaiser Road |
| Section 10 | That portion of land which lies within a 160-foot area to the west of Kaiser Road |
| Section 15 | That portion of land which lies within a 160-foot area to the west of Kaiser Road |
| Section 20 | That portion of land which lies within a 160-foot area to the west and then |

| | |
|--|--|
| | crossing west to east across Kaiser Road |
|--|--|

11. Overall Dimensions and Gross Acreage

Please see the description under #9 and #4, for overall dimensions and gross acreage, respectively. In addition, see Exhibit A.

12. Vicinity Map

Please see Figure B-1 and B-2

13. Exhibit Revision Block

The exhibit revision block is included on all engineering drawings including Exhibit A.

14. Thomas Brothers Map Page and Coordinates

Please see Figures B-1, B-2 and B-3 for the project location.

15-17. Not required.

18. Location of Adjoining Property

Please refer to Exhibit A.

19. Existing and Proposed Land Use

Land use for the entire project is described in the Draft EIS. Land use for the affected parcels along the two alternative Gen-tie routes is summarized below. Zoning information is presented in Figure B-4.

Most of the land along the routes is administered by the BLM and is designated Multiple Use Class M (Moderate). With respect to private lands, the County zoning designations would apply. A 0.6-mile section of GT-A-1 would be on private land designated as "Open Space-Rural (OS-RUR)." According to the General Plan:

"The Open Space-Rural land use designation is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species."

This land is zoned Natural Assets. Permitted uses in areas zoned Natural Assets include some dwellings and accessory buildings, field and tree crops, grazing subject to stated limitations, and apiaries. Several other uses, including utility substations, are allowed by approval or by permit.

A 0.6-mile portion of GT-A-1 would overlap one parcel of private land near Lake Tamarisk designated as Rural Residential. This parcel is zoned W-2-10 (Controlled Development).

20. Existing Use and Zoning of Surrounding Parcels

Please refer to Figure B-4

21. Specific Plan

The affected parcels are not included in a Specific Plan.

22. Names of Utility Providers

The Gen-Tie Line will connect the Desert Sunlight Solar Farm to the Southern California Edison transmission system. No other utilities are affected by the project.

23. Locations, Widths and Improvements of Public Easements

Detailed easement information is contained in Exhibit A. Information related to the Gen-tie Route is summarized below.

| Owner | Use | Width (feet) | Location Relative to the Project | BLM Serial File Number |
|------------------|----------------------------------|----------------|--|------------------------|
| Riverside County | Kaiser Road | 300 | Kaiser Road easement; Gen-Tie Line A-1 would cross. | Not applicable |
| MWD | ROW for ditches and canals | Not applicable | All Gen-Tie Lines would cross. | R 07041 |
| SCE | Transmission line | 100 | Northwest to southeast east of Kaiser Road. Gen-Tie Line would cross | LA 0149780 |
| SCE | Transmission line | 25 | Northwest to southeast east of Kaiser Road. Gen-Tie Line would cross | LA 0153144 |
| Caltrans | I-10 | 200 | Road easement. Gen-Tie line would cross. | Not applicable |
| Caltrans | SR-177 (Desert Center Rice Road) | 100 | Road easement; Gen-Tie Line A-1 would cross. | Not applicable |
| SCE | Water pipeline and well | 50 | GT-A-1 would cross. | LA 098376 |
| Sprint | Underground telephone cable | 15 | All Gen-Tie Lines would cross. | CA 18888 |
| Private owner | Private access road | 12 | GT-A-1 would cross and parallel for part of its length. | CA 37076 |

24. Names, Locations, Widths and Improvements of Public Streets

Please refer to Exhibit A

25. Easements of Record

Please refer to the table above.

26. Streets, Alleys and Right of Ways Providing Access

Please refer to Exhibit A.

27. Not Applicable

28. Street Improvement Cross Sections

No street improvements are proposed.

29. Not Applicable

30. Existing Topography

Please refer to Exhibit A.

31. Preliminary Grading

Please refer to the attached Plan and Profile drawings (Attachment D).

32. Spot Elevations

Detailed surveys of the route have not yet been completed. Please refer to Attachment D for elevation data.

33. Septic System

No septic system is proposed as part of the Gen-tie.

34. Geologic Hazard

The routes are not subject to liquefaction, and are not within a Special Study Zone.

35. Overflow, Inundation or Flood Hazard

None of the private parcels along either route have significant flood or inundation hazards.

36. FEMA Mapped Floodplains

Please refer to the attached FEMA floodplain map (Figure B-5)

37. Drainage Plan

The transmission line would be constructed above ground, and would be supported by towers as described above. The storm water modeling performed by the Applicant and presented in detail in the Draft EIS showed very little change in drainage or surface water flow characteristics in the area where the solar farm arrays will be built. Changes to the land surface for the Gen-tie routes would be much less than the changes to the land where the solar farm arrays would be built, because the gen-tie line is a linear feature, and the towers that support the line would be much more spread out than the supports for the solar farm. Therefore, the impacts to surface water and drainage from the construction of either Gen-tie route would be less than the impacts from construction of the solar farm, which were identified as very small. Therefore, construction of either Gen-tie route would not cause substantial erosion or siltation, would not increase the potential for flooding or the amount of damage that could result from flooding, and would not contribute additional runoff water. Please refer to the DEIS for a complete discussion.

38-42. Not applicable

There will be no open channels or buildings.

43. Ingress and Egress.

Please refer to Exhibit A.

44 and 45. Dimensions of Structures

Please refer to drawings Tan 1 and DE 1 (Attached)

46. Setbacks for Existing Structures.

There are no existing structures in the Gen-tie right of ways.

47. Setbacks for Proposed Structures and Paved Areas.

The Applicant will provide a set-back of at least two feet from any conductor to the edge of the right-of-way.

48-52. Not applicable

53. Not applicable

RIVERSIDE COUNTY GIS

**Selected parcel(s):**

808-161-001 808-162-003 808-162-004

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT**APNs**808-161-001-3
808-162-003-8
808-162-004-9**OWNER NAME / ADDRESS**808-161-001
LAKE TAMARISK DEV
ADDRESS NOT AVAILABLE808-162-003
COUNTY OF RIVERSIDE
ADDRESS NOT AVAILABLE

808-162-004
COUNTY OF RIVERSIDE
26490 KAISER RD
DESERT CENTER, CA. 92239

MAILING ADDRESS

808-161-001
(SEE OWNER)
3633 INLAND EMPIRE NO 480
ONTARIO CA. 91764

808-162-003
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA. 92501

808-162-004
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA. 92501

LEGAL DESCRIPTION

APN: 808161001
LEGAL DESCRIPTION IS NOT AVAILABLE
APN: 808162003
RECORDED BOOK/PAGE: MB 58/22
SUBDIVISION NAME: TR 3662
LOT/PARCEL: M, BLOCK: NOT AVAILABLE
TRACT NUMBER: 3662

APN: 808162004
RECORDED BOOK/PAGE: MB 58/22
SUBDIVISION NAME: TR 3662
LOT/PARCEL: P, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: 3662

LOT SIZE

808-161-001
RECORDED LOT SIZE IS 65.7 ACRES

808-162-003
RECORDED LOT SIZE IS 22.36 ACRES

808-162-004
RECORDED LOT SIZE IS 23.85 ACRES

PROPERTY CHARACTERISTICS

808-161-001
NO PROPERTY DESCRIPTION AVAILABLE

808-162-003
NO PROPERTY DESCRIPTION AVAILABLE

808-162-004
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5421 GRID: A1, B1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

T5SR15E SEC 14
T5SR15E SEC 15

ELEVATION RANGE

736/784 FEET

PREVIOUS APN

808-161-001
NO DATA AVAILABLE

808-162-003
808-162-801

808-162-004
808-162-802

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
OS-R
RR

AREA PLAN (RCIP)

DESERT CENTER

GENERAL PLAN POLICY OVERLAYS

COMMUNITY DEVELOPMENT

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1-20
W-2-10

ZONING DISTRICTS AND ZONING AREAS

CHUCKAWALLA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: DCPA
SUBAREA NAME: DESERT CENTER
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 22, 1987
ACREAGE: 378 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
DESERT CENTER

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
255A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
NOT IN A FLOOD DISTRICT

WATERSHED
CHUCKWALLA

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

DESERT CENTER UNIFIED

COMMUNITIES

DESERT CENTER

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

DESERT CENTER/LAKE TAMARISK #51 -
STREET LIGHTING
SEWER
WATER

LIGHTING (ORD. 655)

NOT APPLICABLE, 88.21 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045800

FARMLAND

NOT MAPPED

TAX RATE AREAS

062-003

- COACHELLA VALLEY PUBLIC CEMETERY
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 51
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DESERT CENTER UNIFIED SCHOOL
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

062-003

- COACHELLA VALLEY PUBLIC CEMETERY
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 51
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DESERT CENTER UNIFIED SCHOOL
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

062-006

- 4-87 DESERT CTR
- COACHELLA VALLEY PUBLIC CEMETERY

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 51
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DESERT CENTER UNIFIED SCHOOL
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

| Case # | Description | Start Date |
|--------------------|-------------|------------|
| NO CODE COMPLAINTS | undefined | undefined |

BUILDING PERMITS

| Case # | Description | Status |
|-----------|---|--|
| 414011 | REPLACE GAS LINE | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 310901 | P/C RESTROOM IN GOLF COURSE 36SF | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 358373 | CATHOTIC PROTECTION | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| 307382 | 6X6 COMFORT STATION IN GOLF COURSE DWELLY1 M M 36 360 | CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017 |
| BEL980204 | 300 AMP ELECTRICAL PEDESTAL | FINAL |

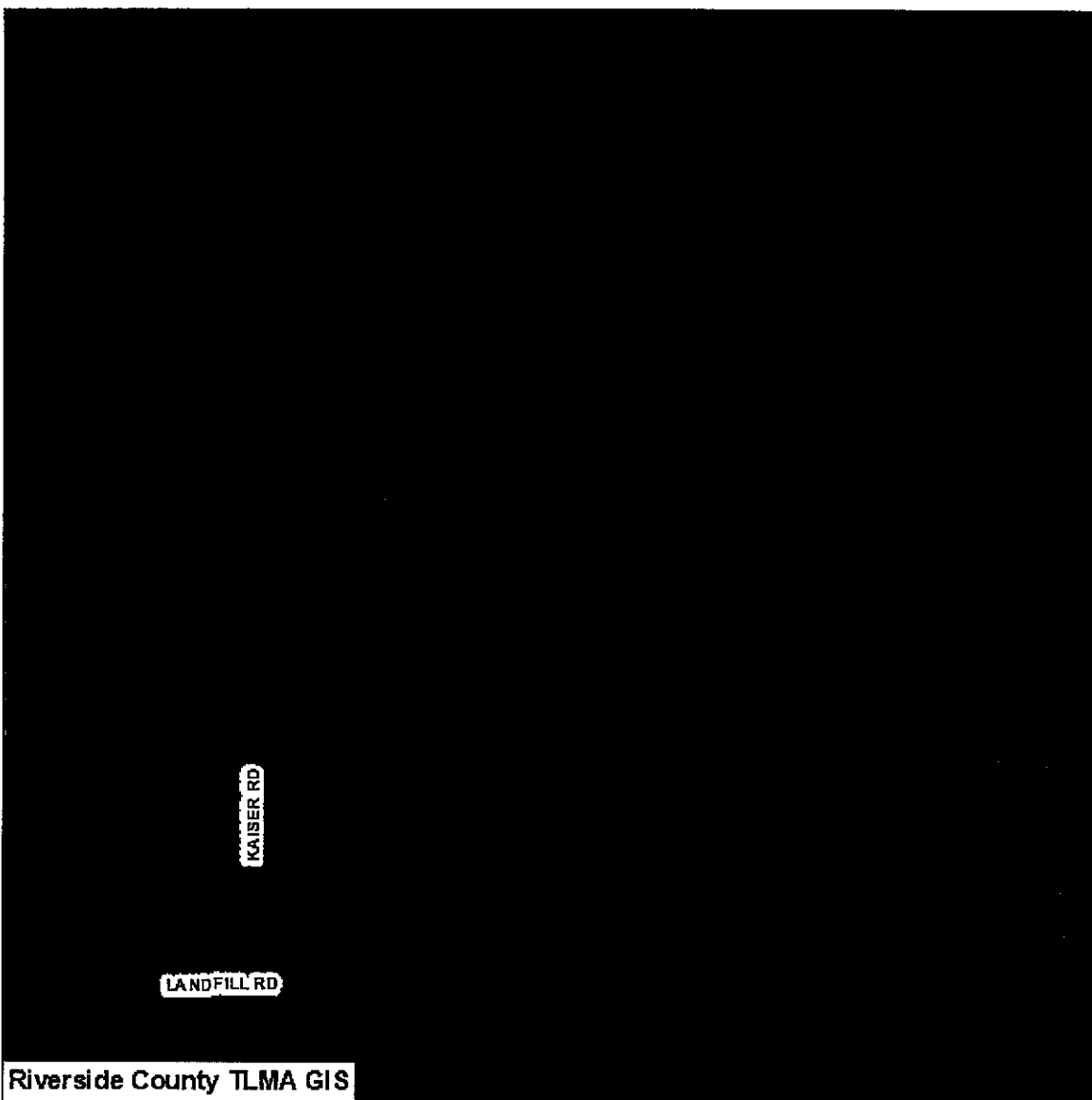
ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Mon May 09 13:30:45 2011
Version 101221

RIVERSIDE COUNTY GIS



Selected parcel(s):
 807-171-005 807-172-029

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

807-171-005-1
 807-172-029-6

OWNER NAME / ADDRESS

807-171-005
 USA 807
 ADDRESS NOT AVAILABLE

807-172-029
 MWD
 ADDRESS NOT AVAILABLE

MAILING ADDRESS

807-171-005
NONE
US DEPT OF INTERIOR
WASHINGTON DC. 21401

807-172-029
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA. 90054

LEGAL DESCRIPTION

APN: 807171005
LEGAL DESCRIPTION IS NOT AVAILABLE
APN: 807172029
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

807-171-005
RECORDED LOT SIZE IS 100.45 ACRES

807-172-029
RECORDED LOT SIZE IS 452 ACRES

PROPERTY CHARACTERISTICS

807-171-005
NO PROPERTY DESCRIPTION AVAILABLE

807-172-029
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE 5361

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T4SR15E SEC 25
T4SR15E SEC 26
T4SR15E SEC 27
T4SR15E SEC 35

ELEVATION RANGE

600/688 FEET

PREVIOUS APN

807-171-005
807-171-001

807-172-029
807-172-021

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
OS-RUR

AREA PLAN (RCIP)

DESERT CENTER

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

N-A

ZONING DISTRICTS AND ZONING AREAS

CHUCKAWALLA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
DESERT CENTER

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
251

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
DATA NOT AVAILABLE

FLOOD CONTROL DISTRICT
NOT IN A FLOOD DISTRICT

WATERSHED
CHUCKWALLA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
LOW
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

SCHOOL DISTRICT
DESERT CENTER UNIFIED

COMMUNITIES
DESERT CENTER

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
NOT APPLICABLE, 89.08 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045800

FARMLAND
NOT MAPPED

- TAX RATE AREAS**
062-000
- COACHELLA VALLEY PUBLIC CEMETERY
 - COUNTY FREE LIBRARY
 - COUNTY STRUCTURE FIRE PROTECTION
 - COUNTY WASTE RESOURCE MGMT DIST
 - CSA 152
 - DESERT CENTER UNIFIED SCHOOL
 - DESERT COMMUNITY COLLEGE
 - GENERAL
 - GENERAL PURPOSE
 - RIV. CO. OFFICE OF EDUCATION
 - SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES
PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

| Case # | Description | Start Date |
|--------------------|-------------|------------|
| NO CODE COMPLAINTS | undefined | undefined |

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS
NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

| Case # | Description | Status |
|----------|---|--------|
| PUP00909 | CONSTRUCT TRANSMISSION (GEN TIE) LINE FOR 550 MW SOLAR GENERATION FACILITY. | DRT |

REPORT PRINTED ON...Mon May 09 13:43:42 2011
Version 101221

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Board of Supervisors** to consider the project described below:

FAST TRACK PUBLIC USE PERMIT NO. 909 (FTA-2011-03) – Applicant: Desert Sunlight Holdings, LLC – Fourth Supervisorial District - Chuckawalla Zoning Area – Desert Center Area Plan - Location: Northerly of Interstate 10 and westerly of Desert Center Rice Road (State Highway 177) within portions of Kaiser Road rights-of-way – 22 Gross Acres.

REQUEST: The Applicant proposes to construct, operate, and maintain a 220 kilovolt (kV) electrical transmission line (herein referred to as the “Gen-Tie Line [GT A-1]”) in connection with its 550-megawatt solar photovoltaic energy-generating facility known as the Desert Sunlight Solar Farm located approximately six miles north of Desert Center. Gen-Tie Line [GT A-1] will connect the electrical output of the Solar Farm to Southern California Edison’s proposed Red Bluff Substation. A portion of the Gen-Tie Line [GT A-1] will run under, along, across or upon the County of Riverside’s Kaiser Road rights-of-way and other areas within the County’s jurisdiction. Gen-Tie Line [GT A-1] is proposed to exit the southwest portion of the solar farm site, run south along the west side of Kaiser Road, turn east just north of Desert Center, and the run south across I-10 to the proposed substation.

PROJECT DESCRIPTION: The majority of Gen-Tie Line [GT A-1] is proposed within the County of Riverside’s Kaiser Road rights-of-way. Two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) are proposed to cross land under jurisdiction of the County of Riverside, which requires the Applicant to obtain a Public Use Permit (PUP) pursuant to Riverside County Ordinance No. 348, Section 18.29. These two portions are adjacent to parcels with APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under Riverside County jurisdiction.

ENVIRONMENTAL REVIEW: Other portions of the Desert Sunlight project, including the solar generation facility, portions of Gen-Tie Line [GT A-1] not on lands under the jurisdiction of the County of Riverside, and the electrical interconnection substation (Red Bluff Substation) are under the review authority of the Bureau of Land Management (BLM), as the Lead Agency under the National Environmental Policy Act (NEPA). The California Public Utilities Commission (CPUC) is Lead Agency under the California Environmental Quality Act (CEQA). The County of Riverside is a Responsible Agency for the project under CEQA.
(Quasi Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 16, 2011
PLACE OF HEARING: County Administrative Center, Board Chambers, First Floor, 4080 Lemon Street, Riverside 92501

For further information regarding this project, please contact Jay Olivas, Project Planner at (951) 955-1195 or e-mail jolivas@rctlma.org.

As a Responsible Agency under CEQA, the Riverside County Board of Supervisors shall consider the environmental effects of the project as shown in the “Desert Sunlight Solar Farm Project/California Desert Conservation Area Plan Amendment and Final Environmental Impact Statement,” prepared by the Bureau of Land Management, and as approved as a Final Environmental Impact Report by the CPUC on July 14, 2011, with the proposed application prior to making a decision on the PUP at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Riverside County Board of Supervisors, and the Riverside County Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing described in this notice, or in written correspondence delivered to the Riverside County Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Riverside County Board of Supervisors may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2011,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PUP00909 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

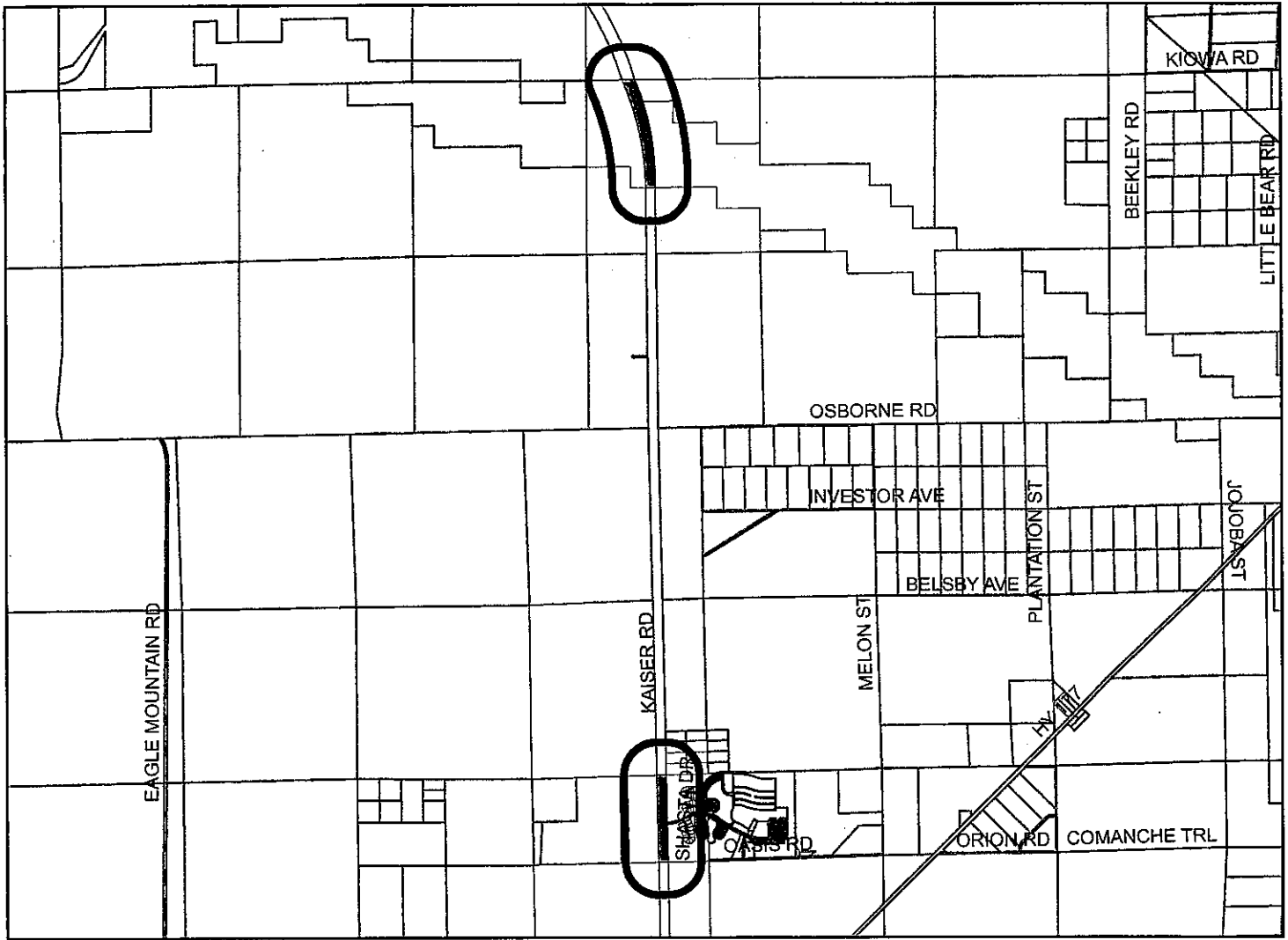
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

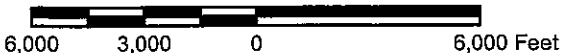
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 foot buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 808-201-008 | 808-202-008 | 808-181-014 | 808-191-001 | 808-162-003 | 808-162-004 | 808-270-002 | 808-191-012 | 808-191-004 | 808-270-003 |
| 808-201-009 | 808-270-010 | 808-270-011 | 808-181-001 | 808-181-013 | 808-191-002 | 808-191-010 | 808-181-008 | 808-181-002 | 808-181-003 |
| 808-181-005 | 808-181-007 | 808-181-009 | 808-181-010 | 808-181-011 | 808-181-012 | 808-181-017 | 808-191-003 | 808-191-005 | 808-191-006 |
| 808-191-007 | 808-191-008 | 808-191-011 | 808-201-001 | 808-201-002 | 808-201-003 | 808-201-004 | 808-201-005 | 808-201-006 | 808-201-010 |
| 808-201-011 | 808-201-012 | 808-201-013 | 808-201-014 | 808-202-002 | 808-202-004 | 808-202-006 | 808-202-007 | 808-161-001 | 808-202-005 |
| 807-171-004 | 807-172-029 | 808-202-009 | 808-202-003 | 808-181-004 | 808-181-016 | 808-181-006 | 808-191-009 | 808-201-007 | 807-141-002 |
| 807-142-002 | 807-171-005 | 807-172-019 | 807-172-020 | 808-022-025 | 808-023-025 | 808-270-001 | 808-270-008 | 808-270-006 | 808-202-001 |
| 808-181-015 | | | | | | | | | |



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ASMT: 807172029, APN: 807172029
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 808181013, APN: 808181013
GREEN FREDERICK ARTHUR TRUST
3939 ALLEN ST NO 118
LONG BEACH CA 90803

ASMT: 808161001, APN: 808161001
LAKE TAMARISK DEV
3633 INLAND EMPIRE NO 480
ONTARIO CA 91764

ASMT: 808181014, APN: 808181014
CHASE HOME FINANCE
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

ASMT: 808162004, APN: 808162004
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

ASMT: 808181015, APN: 808181015
WILES EDISON, ETAL
44121 CRYSTAL WAY
DSRT HOT SPG CA 92239

ASMT: 808181001, APN: 808181001
GERARDO RUIZ, ETAL
P O BOX 413
DESERT CENTER CA 92239

ASMT: 808181016, APN: 808181016
ROBERT AMACHER
P O BOX 455
DESERT CENTER CA 92239

ASMT: 808181004, APN: 808181004
PAULINE HAMBY
44080 CRYSTAL WAY
DESERT CENTER, CA. 92239

ASMT: 808191001, APN: 808191001
CLAUD TRUITT, ETAL
C/O LOREN D PRIMMER
P O BOX 136
DESERT CENTER CA 92239

ASMT: 808181006, APN: 808181006
ROBERT ANDERSON, ETAL
P O BOX 495
DESERT CENTER CA 92239

ASMT: 808191002, APN: 808191002
IRENE BRUNTON, ETAL
P O BOX 485
DESERT CENTER CA 92239

ASMT: 808181008, APN: 808181008
KAREN KIRBY
C/O KAREN KIRBY
44160 CRYSTAL WAY
DESERT CENTER, CA. 92239

ASMT: 808191004, APN: 808191004
ENTRUST ADMINISTRATION INC, ETAL
555 12TH ST STE 1250
OAKLAND CA 94607

ASMT: 808191009, APN: 808191009
SOUTHERN CALIF DISTRICT ADVISORY BOARD
C/O JOHN L DENNEY
21979 AVENIDA DE ARBOLES
MURRIETA CA 92562

ASMT: 808202003, APN: 808202003
PATRICIA BELL
P O BOX 459
DESERT CENTER CA 92239

ASMT: 808191010, APN: 808191010
JUSTIN NELSON, ETAL
41183 ROSEDALE ST
INDIO CA 92203

ASMT: 808202005, APN: 808202005
LETOFIA YOSHIDA
6709 LA TIJERA BL
LOS ANGELES CA 90045

ASMT: 808191012, APN: 808191012
ELIZABETH KEPNER
P O BOX 184
DESERT CENTER CA 92239

ASMT: 808202007, APN: 808202007
LAKE TAMARISK DEV CORP
C/O KAISER VENTURES INC
3633 E INLAND EMPIRE 480
ONTARIO CA 91764

ASMT: 808201007, APN: 808201007
STEPHEN WRIGHT, ETAL
26801 FAIRWAY DR
DESERT CENTER, CA. 92239

ASMT: 808202008, APN: 808202008
BARRY REID, ETAL
P O BOX 1274
ENUMCLAW WA 98022

ASMT: 808201008, APN: 808201008
ARTHUR RUDA, ETAL
26800 FAIRWAY DR
DESERT CENTER, CA. 92239

ASMT: 808202009, APN: 808202009
PATRICIA AIKIN
44290 SHASTA DR
DESERT CENTER, CA. 92239

ASMT: 808201009, APN: 808201009
GARO DEMIRAIKIAN
12 BOLLINGER RD
RANCHO MIRAGE CA 92270

ASMT: 808270002, APN: 808270002
EAGLE MOUNTAIN BAPTIST CHURCH
P O BOX 287
DESERT CENTER CA 92239

ASMT: 808202001, APN: 808202001
WAYNE HOUSE, ETAL
P O BOX 503
DESERT CENTER CA 92239

ASMT: 808270003, APN: 808270003
FRANCISCO OLIVIA
P O BOX 630
MIRA LOMA CA 91752



ASMT: 808270006, APN: 808270006
WALTER GREEN, ETAL
P O BOX 306
DESERT CENTER CA 92239

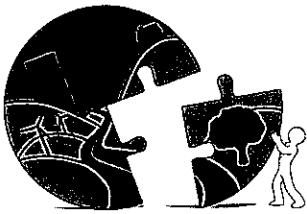
ASMT: 808270008, APN: 808270008
USA 808
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 808270011, APN: 808270011
GARY WARNER, ETAL
P O BOX 81
UNION WA 98592

Applicant:
Desert Sunlight Holdings, LLC
1111 Broadway, 4th Floor
Oakland, CA 94607

Bureau of Land Management
1201 Bird Center Drive
Palm Springs, CA 92262

Metropolitan Water District So. Ca.
Attn: Ralph Hicks
P.O. Box 54143
Los Angeles, CA 90054



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Public Use Permit No. 909

Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

951-955-1195
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Desert Sunlight Holdings, LLC
Project Applicant

353 Sacramento Street, Ste. 2100 San Francisco, CA 94111
Address

Northerly of Interstate 10 and westerly of Desert Center Rice Road (State Highway 177) within portions of Kaiser Road rights of way.

Project Location

The Applicant will construct, operate, and maintain a 220 kilovolt (kV) electrical transmission line (herein referred to as the "Gen-Tie Line [GT A-1]") in connection with its 550-megawatt solar photovoltaic energy-generating facility known as the Desert Sunlight Solar Farm located approximately six miles north of Desert Center. Gen-Tie Line [GT A-1] will connect the electrical output of the Solar Farm to Southern California Edison's proposed Red Bluff Substation. Gen-Tie Line [GT A-1] is proposed to exit the southwest portion of the solar farm site, run south along the west side of Kaiser Road, turn east just north of Desert Center, and the run south across I-10 to the proposed substation. The majority of Gen-Tie Line [GT A-1] is proposed to run under, along, across or upon the County of Riverside's Kaiser Road rights-of-way (a total distance of approximately 5.8 miles). Two portions of Gen-Tie Line [GT A-1] (comprised of a total of eight transmission poles and crossing a total distance of approximately 1.1 miles) are proposed to cross land under jurisdiction of the County of Riverside, which requires the Applicant to obtain a Public Use Permit (PUP) pursuant to Riverside County Ordinance (RCO) No. 348, Section 18.29. These two portions are adjacent to APNs 807-171-005 and 808-161-001 and comprise a total area of approximately 22 acres under County jurisdiction. Under RCO No. 499, encroachment permits will be required by the Transportation Department for all work for the electrical transmission line within the Kaiser Road rights-of-way (a total distance of approximately 5.8 miles). RCO No. 499 provides that an encroachment permit may be issued if the applicant holds a current County franchise. A franchise agreement, set forth in proposed RCO No. 909, was negotiated between the Applicant and the County and considered by the Board of Supervisors on August 16, 2011.

Project Description

This is to advise that the Riverside County Board of Supervisors, as a Responsible Agency, has approved the above-referenced project on August 16, 2011, has considered the Final Environmental Impact Statement as prepared by the Bureau of Land Management and as certified by the California Public Utilities Commission, the Lead Agency, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. A Final Environmental Impact Statement was prepared for the project pursuant to the provisions of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A Statement of Overriding Considerations WAS adopted for the project.

This is to certify that a copy of the Final Environmental Impact Statement, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj Revised 8/25/2009

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42431 ZCFG5801

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1102095

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: DESERT SUNLIGHT HOLDINGS LLC \$64.00
paid by: CK 12677
paid towards: CFG05801 CALIF FISH & GAME: DOC FEE
CFG FOR PUP00909
at parcel #: 21420 MEMORY LN PERR
appl type: CFG3

By _____ Mar 09, 2011 15:51
MGARDNER posting date Mar 09, 2011

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org