

CONDITIONAL USE PERMIT Case #: CUP03687

Parcel: 879-230-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Rio Mesa Solar Holdings, LLC is currently processing an Application for Certification ("AFC") to the California Energy Commission ("CEC") for its proposed Rio Mesa Solar Electric Generating Facility ("the Project"). The Project proposes an approximate 500 megawatt solar concentration thermal energy generating facility (solar power plant) on approximately 5,750 acres of privately owned land. The first plant, a 250 megawatt (MW) (nominal) facility known as Rio Mesa I, will be constructed at the south end of the project and owned by Rio Mesa Solar I, LLC. The second plant, another 250 MW (nominal) facility known as Rio Mesa II, will be located in the central portion of the project site and owned by Rio Mesa Solar II, LLC. Each plant would utilize a solar power boiler, located on top of a 750-foot tall concrete tower, surrounded by heliostats, approximately 85,000 per solar power boiler, which would focus solar energy on the boiler. Auxiliary boilers would be used to operate in parallel with the solar field during partial load conditions and when additional power is needed. Each 250 MW solar power plant would require about 1,850 acres, or 2.9 square miles, of land to operate. A 119-acre shared common area would include combined administration, control, and maintenance facilities. Four additional features, consisting of linear corridors used for site access, distribution and transmission lines for electrical service lines, also are part of the Project, which are details as follows: Bradshaw Trail Access Road Corridor, 33kV Service Line Corridor (New), 33kV Service Line Corridor (Existing), and 34th Avenue Access Road Corridor. APN(s): See Application Materials

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 Conditinoal Use Permit No. 3687; and

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10. GENERAL CONDITIONS

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

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void, or annul any other decision made by the COUNTY concerning Conditional Use Permit No. 3687, including, but not limited to, decisions made in response to California Public Records Act requests.

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. 4 USE - BOS B-29 POLICY RECOMMND

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29.

10. EVERY. 5 GEN - CONDITION MILESTONES RECOMMND

10 = General Conditions. These conditions provide project specific information and will not have to be cleared individually.

20 = Prior to a Certain Date. These conditions require that action(s) by the developer/permit holder be taken by a specific date.

30 = Prior to Any Project Approval. These conditions are used for Specific Plans to ensure that tentative maps and other development projects will not go forward to public hearing without meeting the condition or reflecting the condition in its design.

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10. EVERY. 5                      GEN - CONDITION MILESTONES (cont.)                      RECOMMND

40 = Prior to Phasing (Unitization). These conditions are used for phased subdivisions and/or subdivision phasing plans to ensure that the phasing does not void a recordation condition.

50 = Prior to Map Recordation. These conditions require the developer/permit holder to comply with certain conditions prior to the recordation of a Final Subdivision Map or Final Parcel Map.

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit (and/or Surface Mining Permit Special Inspection.)

70 = Prior to Grading Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a grading permit final inspection.

80 = Prior to Building Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a building permit.

90 = Prior to Building Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a building permit final inspection.

100 = Prior to Issuance of Given Building Permit. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a certain number of residential building permits.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE - GENERAL INTRODUCTION                      RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

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10. GENERAL CONDITIONS

10.BS GRADE. 3                   USE - OBEY ALL GDG REGS                   RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                   USE - DISTURBS NEED G/PMT                   RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                   USE - 2:1 MAX SLOPE RATIO                   RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                  USE - MINIMUM DRNAGE GRADE                  RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10.BS GRADE. 12           USE - DRAINAGE & TERRACING           RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13           USE - SLOPE SETBACKS           RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14           USE - SLOPES IN FLOODWAY           RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 17           USE - PVT RD GRADG PMT           RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18           USE - OFFST. PAVED PKG           RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 23           USE - MANUFACTURED SLOPES           RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK                   RECOMMND

The proposed thermal solar 500 mega watt facility would fall under the State of California Energy Commission (CEC) jurisdiction. The state shall request or require the local jurisdiction (Riverside County Building Department) to provide building permit and inspection services, all building department plan submittal and fee requirements shall apply. Should building plans and supporting documents be submitted to the building department, all California Building Codes and Riverside County Ordinances shall apply.

EPD DEPARTMENT

10.EPD. 1                   USE MITIGATION PLAN                   RECOMMND

The following comments are provided by the Environmental Programs Division based on the discussion at the 7/12/2012 LDC meeting at Riverside County:

The Environmental Information provided for the Rio Mesa Solar Project provides a summary of the proposed plan to monitor and document the effectiveness of biological mitigation measures. Mitigation measures contained within the USFWS Biological Opinion and other resource agency permits will be combined into a Biological Resources Mitigation Implementation Monitor (BRMIMP). The Environmental Information states that this BRMIMP will be prepared prior to Project construction and will outline how the Applicant will implement mitigation measures. Typically a draft BRMIMP would be prepared prior to Project approval by the Environmental Programs Division (EPD) of the Planning Department that would provide details of the biological mitigation approach, including the duration biological monitoring. Mitigation measure BIO-5 states that all relocated tortoises will have radio transmitters in order to monitor their status after translocation. However, does not indicate how long monitoring will occur. The duration of monitoring for desert tortoise or any

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10.EPD. 1

USE MITIGATION PLAN (cont.)

RECOMMND

other biological resource should be provided up front in a Draft BRMIMP. In addition BIO-11 states that the site "should" be cleared of potential desert kit fox dens and burrows shall be safely collapsed to prevent re-occupation. Additional details of the clearing and monitoring methods needs to be provided in order to adequately evaluate the proposed mitigation measures.

BIO-9 states that an Avian/Bat Protection Plan will be developed that will describe a program to reduce risks to bats and birds during the construction and operation of the Project. The document states that development of the Avian/Bat Protection Plan will be coordinated with the agencies. As previously stated additional details including but not limited to, monitoring and report protocols, duration, contingencies, details regarding the monitoring of the evaporation ponds, and other details related to resources management should be provided up front in a summary or draft Avian/Bat Protection Plan so that mitigation measures can be adequately evaluated prior to Project approval by EPD. These comments also apply to BIO-10 which eludes completion of surveys for Gila Woodpeckers and the eventual development of Habitat Mitigation Plan for the species. Additional details are required at this time to adequately evaluate the proposed mitigation plan.

It is the understanding of EPD that botanical surveys for sensitive plant species will occur during summer 2012 pending adequate rainfall in the desert. Please provide information that states what is considered adequate rainfall to conduct the surveys. If 2012 is not considered adequate what course of action would required to complete botanical surveys.

If you have any questions regarding these comments and questions please contact EPD biologist Jared Bond at 951-955-0314 or via email at [jbond@rctlma.org](mailto:jbond@rctlma.org).

FIRE DEPARTMENT

10.FIRE. 1

SECONDARY ACCESS

RECOMMND

Secondary access road is required for this project to a publically dedicated and maintained roadway that leads away from the property. This road shall be a quarter mile or more away from the primary entrance road. The road shall be

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10.FIRE. 1                      SECONDARY ACCESS (cont.)                      RECOMMND

designed to sustain 70,000 pounds over two axels, be all-weather material and constructed to Riverside County Transportation Standards. Approval shall be obtained from Transportation and Fire Department.

10.FIRE. 3                      MIN REQ FIRE FLOW                      RECOMMND

Minimum required fire flow shall be 1500 Gallons per Minute (gpm) for 2 hours duration at 20 psi residual operating pressure. Additional fire flow may be required based on building plan requirements in accordance with California Fire Code Table IIIB. This must be available before any combustible materials are placed on the property.

10.FIRE. 4                      SUPER FIRE HYDRANT                      RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be used for this project.

10.FIRE. 5                      ON/OFF LOOPED HYDRANTS                      RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2") may be required on this project

10.FIRE. 6                      TANK PERMITS                      RECOMMND

If applicable, a separate permit is required for under/above ground fuel, chemical and mixed liquid storage tanks from Fire Department and Environmental Health Department.

10.FIRE. 7                      RAPID KNOX ENTRY                      RECOMMND

Rapid knox entry system shall be installed on gates and buildings.

10.FIRE. 8                      GATE ENTRANCES                      RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provide access to a gate entrance a 38 foot turning radius shall be used.

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10.FIRE. 9 AUTO/MANUAL GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 10 FIRE&RESCUE EQUIPMENT RECOMMND

Further firefighting and rescue equipment or other accommodations may be required at, on or within the tower based on input from fire department operations staff once full plans are received for review.

10.FIRE. 11 IMPACTS RECOMMND

The Proposed project shall have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increase in the number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capitol improvements and/or impact fees at County discretion.

10.FIRE. 12 PLAN SUBMITAL REQUIREMNT RECOMMND

Plans, along with applicable deposit based fees, shall be submitted for review and approval by Riverside County Fire prior to construction to be inclusive of, but not limited to, all access roadways, fire protection water systems, buildings, fire sprinkler systems, fire alarm systems, fuel storage tanks, and any other associated features requiring construction permits per the California Building and Fire Codes. Construction and acceptance inspections shall be performed by Riverside County Fire personnel for all plan submittals noted above.

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PLANNING DEPARTMENT

10.PLANNING. 1                   REN ENG - UTILITY COORDINATION                   RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 2                   REN ENG - FUTURE INTERFERENCE                   RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, including but not limited to County Emergency Communications, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 3                   REN ENG - REPLACE OR MODIFY                   RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the Approved Plans except for routine maintenance.

10.PLANNING. 4                   REN ENG - ON SITE DIST. LINES                   RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 5                   REN ENG - PRODUCTION MONITORIN                   RECOMMND

The developer/permit holder shall monitor the plant's power production, including the power production for each array or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

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

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 7                   USE - COMPLY WITH ORD./CODES                   RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on the APPROVED EXHIBIT, unless otherwise amended by these conditions of approval.

10.PLANNING. 8                   USE - FEES FOR REVIEW                   RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, 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.

10.PLANNING. 9                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 10                  USE - NO OUTDOOR ADVERTISING                  RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10.PLANNING. 11 USE- MAINTAIN LICENSING RECOMMND

At all times during the operation of the permitted use the permittee shall maintain and keep in effect a valid Power Purchase Agreement (PPA) with the Utility Purveyor. Should such agreement be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 12 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 shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 13 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 14 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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, The imposition of any and all 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. 15 WCS - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this commercial use 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 commercial WECS permit, and any all all related permits, shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348.

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10.PLANNING. 16 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](http://www.rctlma.org.buslic).

10.PLANNING. 17 USE FLOOD CORRECTIONS 7/16/12

RECOMMND

Conditional Use Permit No. 3687 (Rio Mesa Solar Electric Generating Facility) proposes to construct and operate an approximate 500 MW solar concentration thermal energy generating facility (solar power plant) and associated infrastructure. The 5,750-acre site is located in the Chuckawalla area, north of Imperial County Line, south of Bradshaw Trail, west of State Route 78, and west of Mule Mountain.

The various areas throughout the project site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The project site is located on a broad alluvial plain and has a tributary drainage area of approximately 40 square miles from the southwest, west, and northwest. Stormwater flows from the Palo Verde and Mule Mountains impact the project site. The site's topography shows that runoff flows in a broad braided and distributary nature typical of desert washes. It is unclear if the proposed 12' earthen berms and swales are proposed to provide flood protection and allow buildings within the floodplain. The floodplain areas shall be kept free of fill and buildings. All new building shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for buildings on fill.

Though the site is within the Colorado River Regional Water Quality Control Board jurisdiction, it is outside the Whitewater River watershed limits of Riverside County National Pollutant Discharge Elimination System municipal separate storm sewer system permit (MS4 permit). Therefore, a Water Quality Management Plan for Urban Runoff (WQMP) is not required for the site. However, it is recommended the development incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and

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10.PLANNING. 17

USE FLOOD CORRECTIONS 7/16/12 (cont.)

RECOMMND

feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as the protection of slopes (structural).

Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

The District has reviewed the exhibits and information package (provided on a CD), received on June 26, 2012 and has the following comments which shall be addressed prior to the issuance of conditions of approval:

1.It is unclear if the proposed 12' earthen berms and swales are proposed to provide flood protection and allow buildings within the floodplain. The floodplain limits shall be delineated on the exhibit and kept free of all buildings and obstructions including fill.

2.All new building, outside areas of the severe and frequent flows, shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows.

3.Chain link security fence with tortoise fencing is proposed around the entire solar field perimeter with various area adjacent to the project boundary. No flow obstructing fences (chain link, block wall, etc.) should be constructed along the south, west and north property lines. Any perimeter fencing shall be of a "rail" or tubular steel type to allow the free flow of storm runoff. If chain link fence must be constructed, it shall be set back into the property so as any ponding will be within the project. A drainage study justifying the setback amount should be submitted for review and approval. The location, call-out and detail of the fence should be included on the exhibit.

4.The rectangular mirrors of the heliostats are

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10.PLANNING. 17 USE FLOOD CORRECTIONS 7/16/12 (cont.) (cont.)RECOMMND

approximately 1.5 feet above the ground when fully upright. The mirrors shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. The text and details shall be revised accordingly.

The above comments are based on the submitted information only. Revised submittals could result in new comments. Questions related to this case may be directed to Tina Hanson at 951.955.2511 or Henry Olivo at 951.955.1214.

10.PLANNING. 18 USE FLOOD CORRECTIONS 10/25/12 RECOMMND

Conditional Use Permit No. 3687 (Rio Mesa Solar Electric Generating Facility) proposes to construct and operate an approximate 500 MW solar concentration thermal energy generating facility (solar power plant) and associated infrastructure. The 5,750-acre site is located in the Chuckawalla area, north of Imperial County Line, south of Bradshaw Trail, west of State Route 78, and west of Mule Mountain.

The various areas throughout the project site lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The project site is located on a broad alluvial plain and has a tributary drainage area of approximately 40 square miles from the southwest, west, and northwest. Stormwater flows from the Palo Verde and Mule Mountains impact the project site. The site's topography shows that runoff flows in a broad braided and distributary nature typical of desert washes. Though a grading or drainage plan were not submitted, the Preliminary Staff Assessment (PSA) indicates that "some of the heliostats as well as the common service building would be located in the awareness 100-year floodplains." The project proposes diversion channels, bypass channels, or swales to direct these flows. The floodplain areas shall be kept free of fill and buildings. All new building shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for buildings on fill.

Though the site is within the Colorado River Regional Water Quality Control Board jurisdiction, it is outside the Whitewater River watershed limits of Riverside County

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10.PLANNING. 18

USE FLOOD CORRECTIONS 10/25/12 (cont.)

RECOMMND

National Pollutant Discharge Elimination System municipal separate storm sewer system permit (MS4 permit). Therefore, a Water Quality Management Plan for Urban Runoff (WQMP) is not required for the site. However, it is recommended the development incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as the protection of slopes (structural).

Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The District has reviewed the PSA (provided on a CD), received on October 10, 2012 and has the following comments which shall be addressed prior to the issuance of conditions of approval:

1. Though a grading or drainage plan were not submitted, the Preliminary Staff Assessment (PSA) indicates that "some of the heliostats as well as the common service building would be located in the awareness 100-year floodplains." The project proposes diversion channels, bypass channels, or swales to direct these flows. The floodplain areas shall be kept free of fill and buildings. The floodplain limits shall be delineated on the exhibit and kept free of all buildings and obstructions including fill.

2. PREVIOUS COMMENT: All new building, outside areas of the severe and frequent flows, shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows.

It is unclear if the following items were addressed since an exhibit was no included in this submittal. A revised exhibit shall be included in the next submittal.

3. PREVIOUS COMMENT,: Chain link security fence with tortoise fencing is proposed around the entire solar field

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE FLOOD CORRECTIONS 10/25/12 (cont.) (cont.RECOMMND

perimeter with various area adjacent to the project boundary. No flow obstructing fences (chain link, block wall, etc.) should be constructed along the south, west and north property lines. Any perimeter fencing shall be of a "rail" or tubular steel type to allow the free flow of storm runoff. If chain link fence must be constructed, it shall be set back into the property so as any ponding will be within the project. A drainage study justifying the setback amount should be submitted for review and approval. The location, call-out and detail of the fence should be included on the exhibit.

4.PREVIOUS COMMENT: The rectangular mirrors of the heliostats are approximately 1.5 feet above the ground when fully upright. The mirrors shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed. The text and details shall be revised accordingly.

The above comments are based on the submitted information only. Revised submittals could result in new comments. Questions related to this case may be directed to Tina Hanson at 951.955.2511 or Henry Olivo at 951.955.1214.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 2 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential

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10. GENERAL CONDITIONS

10.TRANS. 2                   USE - STD INTRO (ORD 461) (cont.)                   RECOMMND

parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3                   USE-ENCROACHMNT/FRANCHISE AGRE                   RECOMMND

If for any reason the applicant or the project requires to use the public road right-of-way. It is the responsibility of the applicant or the developer to contact County Transportation Department for any encroachment permits. Prior to the issuance of encroachment permit the applicant and/or developer shall contact County Counsel and also County Purchasing Department, to file the Franchise Agreement and get it approved by the Board of Supervisors. If for any reason Franchise Agreements do not get approved by the Board of Supervisors an encroachment permit cannot be issued. If Franchise Agreement is not approved by the Board of Supervisors, no construction or use can be commenced under this CUP.

10.TRANS. 4                   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.

10.TRANS. 5                   USE - ENCROACHMNT 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,

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - ENCROACHMNT PERMIT/FINAL (cont.) RECOMMND

including pavement surfaces, ground surfaces, and sub-surfaces 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS RECOMMND

All of the existing roads within the vicinity of this project (CUP03687) are not structurally sound to carry the construction traffic of this project. Proposed roads which require improvements are State Route 78, 34th Avenue, 30th Avenue, Bradshaw Trail, Lovekin Boulevard, 16th Avenue, 14th Avenue, 22nd Avenue and any other roads that are impacted by this project. It is the responsibility of this project to design paved structural section for primary and

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE - IMPROVEMENTS (cont.)

RECOMMND

secondary accesses (minimum 24-foot wide pavement and 8-foot graded shoulder on each side). The improvement plans shall be prepared and submitted to Transportation Department for review and approval. Improvements shall be completed and approved as Directed by the Transportation Department prior to start of any construction.

\* The Bradshaw Trail is a County maintained dirt road and shall be improved within the project boundary with a minimum of 24' foot wide asphalt concrete pavement and 8' foot graded shoulders, connecting to existing asphalt concrete County maintained roadway(on the East side), as approved by Transportation Department.

\* Above mentioned roads shall be on dedicated road rights-of-way. If dedication does not exist it shall be dedicated by this project to the County \*

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG                  RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                  USE - SITE DESIGN BMPS                  RECOMMND

Prior to the issuance of a grading permit, the grading plan shall include the Site Design BMPS to be utilized to mitigate impacts to water quality. This includes but is not limited to minimizing urban runoff by maximizing permeable areas, incorporating landscape buffers and directing drainage flows to these areas. Minimizing directly connected impervious areas by directing roof runoff to vegetative swales or landscape buffer areas. Minimizing impervious footprint by using open jointed paving materials or permeable surfaces. Conserving natural areas; by preserving native trees and shrubs; planting additional native or drought tolerant trees and shrubs; and directing drainage to natural areas.

60.BS GRADE. 14                  USE - PM10 PLAN REQUIRED                  RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - PM10 PLAN REQUIRED (cont.) RECOMMND

commencing any grading activity on site.

60.BS GRADE. 15 USE-BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 8 GEN - GRADING PLAN CLEARANCE RECOMMND

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with Approved

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 GEN - GRADING PLAN CLEARANCE (cont.) RECOMMND

Plans. The developer shall also submit proof of compliance with all Planning Department "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3687, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 31 USE LLA OR CPM REQUIRED (1) RECOMMND

Prior to the issuance of a grading permit, the developer/permit holder shall file and process to completion a Lot line adjustment (LLA), a Certificate of Parcel Merger (CPM) or a one lot Parcel Map application with the Planning Department. The LLA or CPM shall relocate or merger the common lot lines between Assessor Parcel Nos. 879-230-001, 879-230-003, 879-230-005 and 879-230-008, 879-230-010, 879-230-011, 879-230-012, 879-230-013, 879-230-014, 879-230-016, 879-230-017, 879-230-018, 879-230-021, 879-230-023, 879-230-024, 879-240-001, 879-240-002, 879-240-037, 879-240-038, 879-250-001, 879-250-008, 879-250-011, 879-250-013, 879-261-019, 879-261-020, 879-261-021 and 879-261-022 to a configuration so the lot lines are not bisected by structures or power blocks. The application shall comply with the development standards of the Controlled Development Areas, Ten (10) Acre Minimum Lot Size (W-2-10 Zone) and the Natural Assets (N-A Zone) zones. Upon recordation, the developer/permit holder shall provide proof to the Planning Department for compliance with this condition.

60.PLANNING. 32 USE COC REQUIRED (1) RECOMMND

Prior to the issuance of a grading permit, the developer/permit holder shall file and process to completion a Certificate of Land Division Compliance (COC) application with the Planning Department for Assessor Parcel Nos. 879-230-001, 879-230-003, 879-230-005, 879-230-008, 879-230-010, 879-230-011, 879-230-012,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 USE COC REQUIRED (1) (cont.) RECOMMND

879-230-013, 879-230-014, 879-230-016, 879-230-017,  
879-230-018, 879-230-021, 879-230-023, 879-230-024,  
879-240-001, 879-240-002, 879-240-037, 879-240-038,  
879-250-001, 879-250-008, 879-250-011, 879-250-013,  
879-261-019, 879-261-020, 879-261-021 and 879-261-022. Upon  
recordation, the developer/permit holder shall provide  
proof to the Planning Department for compliance with this  
condition.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of  
Building and Safety, a copy of the grading plan shall be  
submitted and approved by the Transportation Department  
prior to a grading permit issuance.

Submit required grading plan to the Transportation  
Department, Plan Check Section, 8th Floor, 4080 Lemon  
Street, Riverside, CA.

60.TRANS. 2 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans  
(WQMP) to Riverside County Flood Control & Water  
Conservation District and Transportation Department for  
review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property  
owner shall obtain a grading permit and/or approval to  
construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant  
shall obtain rough grade approval and/or approval to  
construct from the Building and Safety Department. The  
Building and Safety Department must approve the completed  
grading of your project before a building permit can be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      USE - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1                      WATER PLANS                      RECOMMND

The applicant or developer shall separately submit water system plans to the Fire Department for review and approval. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department. Super fire hydrants (6"X4"X2-2 "J") shall be used for this project.

80.FIRE. 2                      BLDG PLAN CHECK                      RECOMMND

Building plan check deposit base fee of \$1,056.00, shall be paid by check or money order to the Riverside County Fire Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3

ROADS & FIRE LANES

RECOMMND

The applicant or developer shall separately submit site access plan designating required roadway, turnarounds and fire lane is required for review and approval. Due to length of roadways (over 1320 feet) adequately designed turnouts shall be required and as approved by Riverside County Fire. Roadway shall be provided to all structures and around the perimeter of the project. All roadways shall be designed by a registered engineer to sustain 70,000 pounds over two axles under all-weather conditions.

PLANNING DEPARTMENT

80.PLANNING. 1

REN ENG - PURCHASE AGRMENT (1)

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

80.PLANNING. 2

USE Ren Eng Remediation Bondin

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate form of financial assurance or enter into an agreement with the County to cover the cost of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables.

The bond, security, or agreement shall be held for the life of the permit, but may be released sooner by the Board of Supervisors upon approval of final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding, security, or agreement for the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit (s) granted, as referenced herein.

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE Ren Eng Remediation Bondin (cont.) RECOMMND

security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

80.PLANNING. 5 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Palo Verde School District shall be mitigated in accordance with California State law.

80.PLANNING. 6 USE- WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 16, 2012, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 7 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 8 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 12 GEN - USE BUILDING PLANS RECOMMND

Prior to the issuance of a building permit, the developer shall submit a Request for Planning Department Clearance form to the Planning Department. The Planning Department shall verify that the plan-check approved building plans are in conformance with APPROVED EXHIBITS. The developer

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 GEN - USE BUILDING PLANS (cont.) RECOMMND

shall also submit proof of compliance with all Planning Department "Prior to Building Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Building Permit Issuance" conditions.

80.PLANNING. 13 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed one-hundred and five (105') feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by County staff.

The proposed project includes the construction of two (2) seven-hundred and fifty (750') foot tall Solar Energy Generating Systems along with a ten (10') foot lightening rod, for a total height of seven-hundred and sixty (760') feet in height. This proposal for height exceeds the maximum height in the Controlled Development zone by six-hundred and fifty-five (655') feet. In order for the County to allow such an increase in height a change of zone application must be submitted to modify the zoning classification for this particular project to allow for the increase in height. This Change of Zone application is required to be submitted and approved prior to the issuance of the first building permit.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the Site Design BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL (cont.)                   RECOMMND

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7                   USE - BMP INSPECTION                   RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all Site Design BMPs and/or clearance from the Building and Safety Department.

Source Control BMPs such as educational materials, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and protection of slopes and channels shall be made available to the owner/applicant.

90.BS GRADE. 9                   USE - BUSINESS REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

FIRE DEPARTMENT

90.FIRE. 2                   SUPER FIRE HYDRANT FLOW                   RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a minimum fire flow of 1500 GPM, shall be installed.

90.FIRE. 3                   FIRE SPRINKLER SYSTEM                   RECOMMND

Fire sprinklers system shall be installed in all buildings that are required by County Ordinance 787.

90.FIRE. 4                   AUTO/MANUAL FIRE ALARM                   RECOMMND

Install a manual and/or automatic fire alarm system as required by CA Fire Code.

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90.FIRE. 5 FIRE EXTINGUISHERS RECOMMND

Portable fire extinguishers shall be installed as per CA Fire Code, Title 19 and NFPA 10.

PLANNING DEPARTMENT

90.PLANNING. 1 REN ENG PURCHASE AGREEMENT (2) RECOMMND

Prior to final inspection, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

NOTE: This condition shall be considered cleared if the 80 Series POWER PURCHASE AGREEMENT (1) condition is in a MET status.

90.PLANNING. 2 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 3 REN ENG - CLEAR CONST. AREA RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 4 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the

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90.PLANNING. 4 USE - LIGHTING PLAN COMPLY (cont.) RECOMMND

requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 5 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 6 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 7 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed one-hundred and five (105') feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by County staff to further verify compliance with this condition of approval.

The proposed project includes the construction of two (2) seven-hundred and fifty (750') foot tall Solar Energy Generating Systems along with a ten (10') foot lightening rod, for a total height of seven-hundred and sixty (760') feet in height. This proposal for height exceeds the maximum height in the Controlled Development zone by six-hundred and fifty-five (655') feet. In order for the County to allow such an increase in height a change of zone application must be submitted to modify the zoning classification for this particular project to allow for the

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90.PLANNING. 7 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

increase in height. This Change of Zone application is required to be submitted and approved prior to the issuance of the first building permit.

90.PLANNING. 8 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3687 has been calculated to be 3,850 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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90.TRANS. 1

USE - IMP PLANS (cont.)

RECOMMND

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).