

burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.6 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this

Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall

exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 4.2.6 (c) and Section 6.5, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides: "A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to

diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement.

Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. If the Planning Director, acting in consultation with the County Executive Officer and County Counsel, provides her prior written consent, which consent shall not be unreasonable withheld, a Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4.2 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If at any time during the term of this Agreement the Property is owned, in whole or in part, by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such

events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE

Dated:

By

Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM

Clerk of the Board

By

Deputy

(SEAL)

FORM APPROVED COUNTY COUNSEL

BY: Tiffany N. North

2/17/14
DATE

OWNER:

Dated: By:

Title:

Dated: By:

Title:

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO CORPORATE OFFICERS.)

Development Agreement No. 77

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Private Parcels Legal Description

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.

APN: 812-130-006-3

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.

APN: 812-130-008-5

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.

APN: 812-130-007-4

Legal description of Units 1 and 2 of the Project are attached hereto and incorporated herein.

Final Submittal

**EXHIBIT "A"
MSPP UNIT 1
LEGAL DESCRIPTION**

BEING PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 25, SECTION 26, THE EAST HALF OF SECTION 27, THE EAST HALF OF THE WEST HALF AND THE EAST HALF OF SECTION 34 AND SECTION 35, ALL IN TOWNSHIP 5 SOUTH, RANGE 21 EAST, SBM, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT APPROVED OCTOBER 6, 1856, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT APPROVED APRIL 1, 1918, SAID CORNER ALSO BEING 3" IRON PIPE WITH 3 1/4" GENERAL LAND OFFICE BRASS TAG AS DESCRIBED IN FIELD NOTES BOOK 451-1, PAGE 51, RECORDS OF BUREAU OF LAND MANAGEMENT;

THENCE SOUTH 89°14'30" WEST 514.49 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 OF SAID TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, TO THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE CONTINUING SOUTH 89°14'30" WEST 2125.27 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING 1" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG AS DESCRIBED IN FIELD NOTES BOOK 451-1, PAGE 51, RECORDS OF BUREAU OF LAND MANAGEMENT;

THENCE SOUTH 89°13'35" WEST 514.73 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE CONTINUING SOUTH 89°13'35" WEST 478.85 FEET;

THENCE NORTH 00°03'05" WEST 2016.15 FEET;

THENCE NORTH 00°12'19" WEST 2634.01 FEET;

THENCE NORTH 89°59'09" EAST 1045.02 FEET;

THENCE NORTH 01°14'48" WEST 733.02 FEET;

THENCE NORTH 00°15'10" WEST 170.96 FEET;

THENCE NORTH 89°59'09" EAST 71.41 FEET;

THENCE NORTH 05°27'38" WEST 786.67 FEET;

THENCE NORTH 00°15'10" WEST 3745.77 FEET;

THENCE SOUTH 89°55'35" EAST 283.09 FEET;

THENCE NORTH 00°27'49" EAST 381.41 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27;

Final Submittal

**EXHIBIT "A"
MSPP UNIT 1
LEGAL DESCRIPTION**

THENCE NORTH 89°02'09" EAST 1454.63 FEET ALONG THE NORTH LINE OF THE
NORTHEAST QUARTER OF SAID SECTION 27 TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 89°02'09" EAST 2653.25 FEET ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 26 TO THE NORTH QUARTER CORNER
THEREOF;

THENCE SOUTH 41°53'59" EAST 6931.59 FEET TO THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 25;

THENCE SOUTH 89°08'05" WEST 1799.17 FEET ALONG SAID SOUTH LINE TO THE
NORTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 01°56'27" EAST 5237.46 FEET ALONG THE EAST LINE OF SAID SECTION 35
TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE SOUTH 89°14'38" WEST 2125.05 FEET ALONG THE NORTH LINE OF THE
NORTHEAST QUARTER OF SAID SECTION 2 TO THE NORTH QUARTER CORNER THEREOF;

THENCE SOUTH 89°13'16" WEST 514.95 FEET ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 2 TO THE SOUTH QUARTER CORNER OF SAID
SECTION 35;

THENCE CONTINUING SOUTH 89°13'16" WEST 2125.51 FEET ALONG THE NORTH LINE OF
THE NORTHWEST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1784.94 ACRES, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:



Date: 09/10/13

Robert K. Holt, RCE 27943
Expires 3/31/2014
The Holt Group, Inc.
201 E. Hobsonway
Blythe, CA 92225
(760) 922-4658



EXHIBIT "B"

MSP UNIT 1

SHEET 1 OF 1

LINE NO.	BEARING	DISTANCE
L1	S89°14'30"W	514.49'
L2	S89°13'35"W	514.73'
L3	S89°13'35"W	478.85'
L4	N01°14'48"W	733.02'
L5	N00°15'10"W	170.96'
L6	N89°59'09"E	71.41'
L7	N05°27'38"W	786.67'
L8	S89°55'35"E	283.09'
L9	N00°27'49"E	381.41'
L10	S89°13'16"W	514.95'



SCALE: 1" = 1800'



The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

201 E. Hobsonway, Blythe, CA 92225
Phone: (760) 922-4658 Fax: (760) 922-4660
1601 N. Imperial Ave., El Centro, CA 92243
Phone: (760) 337-3883 Fax: (760) 337-5997

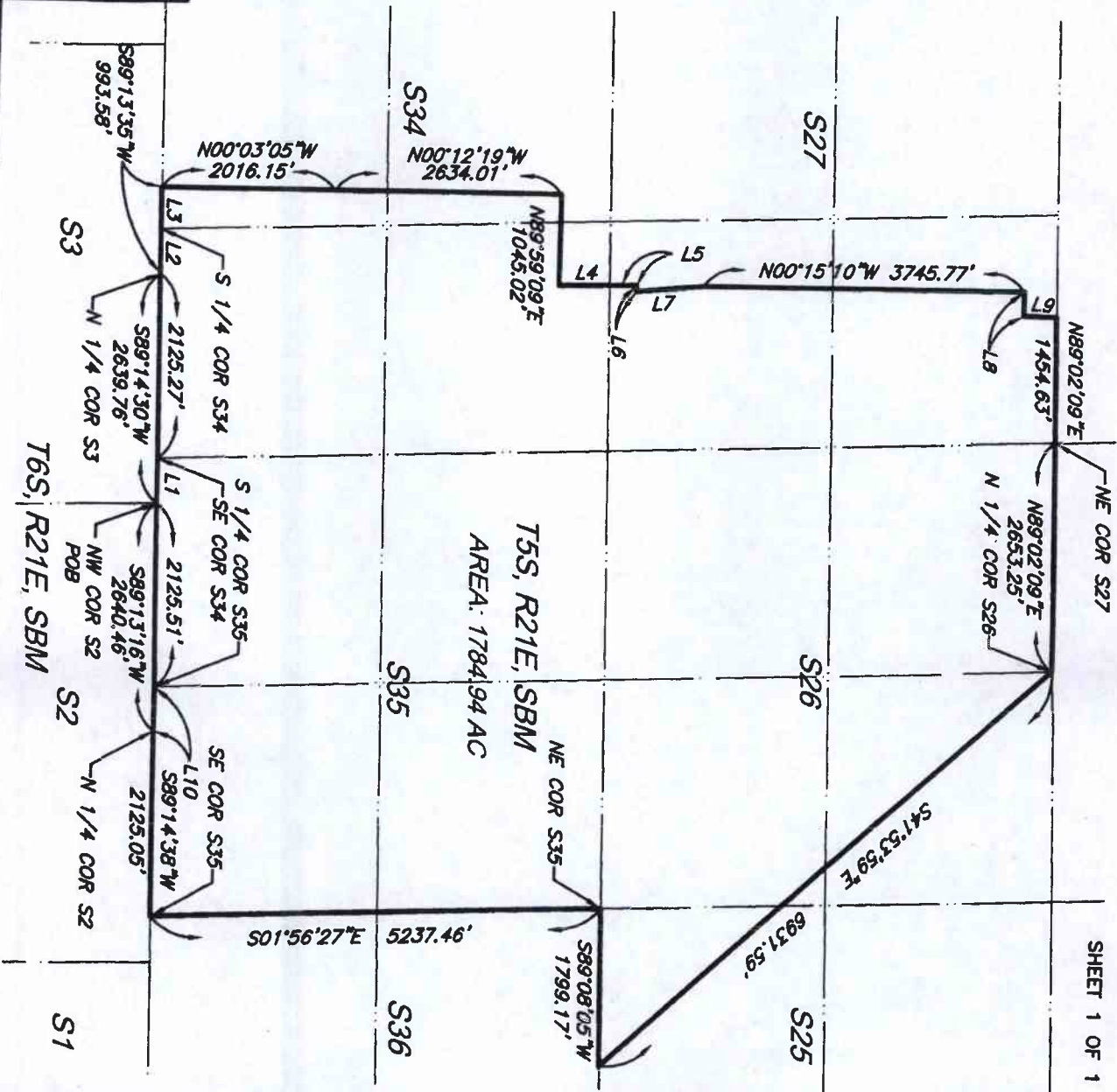


EXHIBIT "A"
MSPP UNIT 2
LEGAL DESCRIPTION

BEING PORTIONS OF SECTION 27, SECTION 28, THE EAST HALF AND THE NORTHWEST QUARTER OF SECTION 29, THE NORTHEAST QUARTER OF SECTION 32, SECTION 33 AND THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 34, ALL IN TOWNSHIP 5 SOUTH, RANGE 21 EAST, SBM, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT APPROVED OCTOBER 6, 1856, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT APPROVED APRIL 1, 1918, SAID CORNER ALSO BEING 3" IRON PIPE WITH 3 1/4" GENERAL LAND OFFICE BRASS TAG AS DESCRIBED IN FIELD NOTES BOOK 451-1, PAGE 52, RECORDS OF BUREAU OF LAND MANAGEMENT;

THENCE SOUTH 89°15'55" WEST 512.37 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 OF SAID TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, TO THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE CONTINUING SOUTH 89°15'55" WEST 2129.15 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 4, SAID CORNER ALSO BEING 1" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG AS DESCRIBED IN FIELD NOTES BOOK 451-1, PAGE 52, RECORDS OF BUREAU OF LAND MANAGEMENT;

THENCE SOUTH 89°16'52" WEST 510.85 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE CONTINUING SOUTH 89°16'52" WEST 974.41 FEET, SAID POINT BEING NORTH 89°16'52" EAST 1154.31 FEET, MEASURED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 FROM THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00°45'46" WEST 937.78 FEET;

THENCE NORTH 77°04'55" WEST 1072.70 FEET;

THENCE NORTH 01°42'47" WEST 2642.82 FEET;

EXHIBIT "A"
MSPP UNIT 2
LEGAL DESCRIPTION

THENCE NORTH 70°13'42" WEST 2902.50 FEET;

THENCE NORTH 87°58'50" WEST 450.16 FEET;

THENCE NORTH 03°05'47" WEST 2145.96 FEET;

THENCE NORTH 66°37'14" EAST 1611.73 FEET;

THENCE NORTH 00°22'26" EAST 985.22 FEET;

THENCE NORTH 78°19'06" WEST 1276.07 FEET;

THENCE NORTH 87°18'20" WEST 746.55 FEET;

**THENCE NORTH 00°10'47" EAST 1490.78 FEET TO THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 29;**

**THENCE NORTH 89°02'09" EAST 2892.73 FEET ALONG THE NORTH LINE OF SAID
SECTION 29 TO THE NORTHEAST CORNER THEREOF;**

**THENCE NORTH 89°02'09" EAST 5277.64 FEET ALONG THE NORTH LINE OF SAID
SECTION 28 TO THE NORTHEAST CORNER THEREOF;**

**THENCE NORTH 89°02'09" EAST 3828.77 FEET ALONG THE NORTH LINE OF SAID
SECTION 27;**

THENCE SOUTH 00°27'49" WEST 381.41 FEET;

THENCE NORTH 89°55'35" WEST 283.09 FEET;

THENCE SOUTH 00°15'10" EAST 3745.77 FEET;

THENCE SOUTH 05°27'38" EAST 786.67 FEET;

THENCE SOUTH 89°59'09" WEST 71.41 FEET;

THENCE SOUTH 00°15'10" EAST 170.96 FEET;

**EXHIBIT "A"
MSPP UNIT 2
LEGAL DESCRIPTION**

THENCE SOUTH 01°14'48" EAST 733.02 FEET;

THENCE SOUTH 89°59'09" WEST 1045.02 FEET;

THENCE SOUTH 00°12'19" EAST 2634.01 FEET;

THENCE SOUTH 00°03'05" EAST 2016.15 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, SAID POINT BEING SOUTH 89°13'35" WEST 478.85 FEET, MEASURED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 89°13'35" WEST 1648.78 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 2179.63 ACRES, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 08/21/13

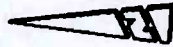
Robert K. Holt, RCE 27943
Expires 3/31/2014
The Holt Group, Inc.
201 E. Hobsonway
Blythe, CA 92225
(760) 922-4658



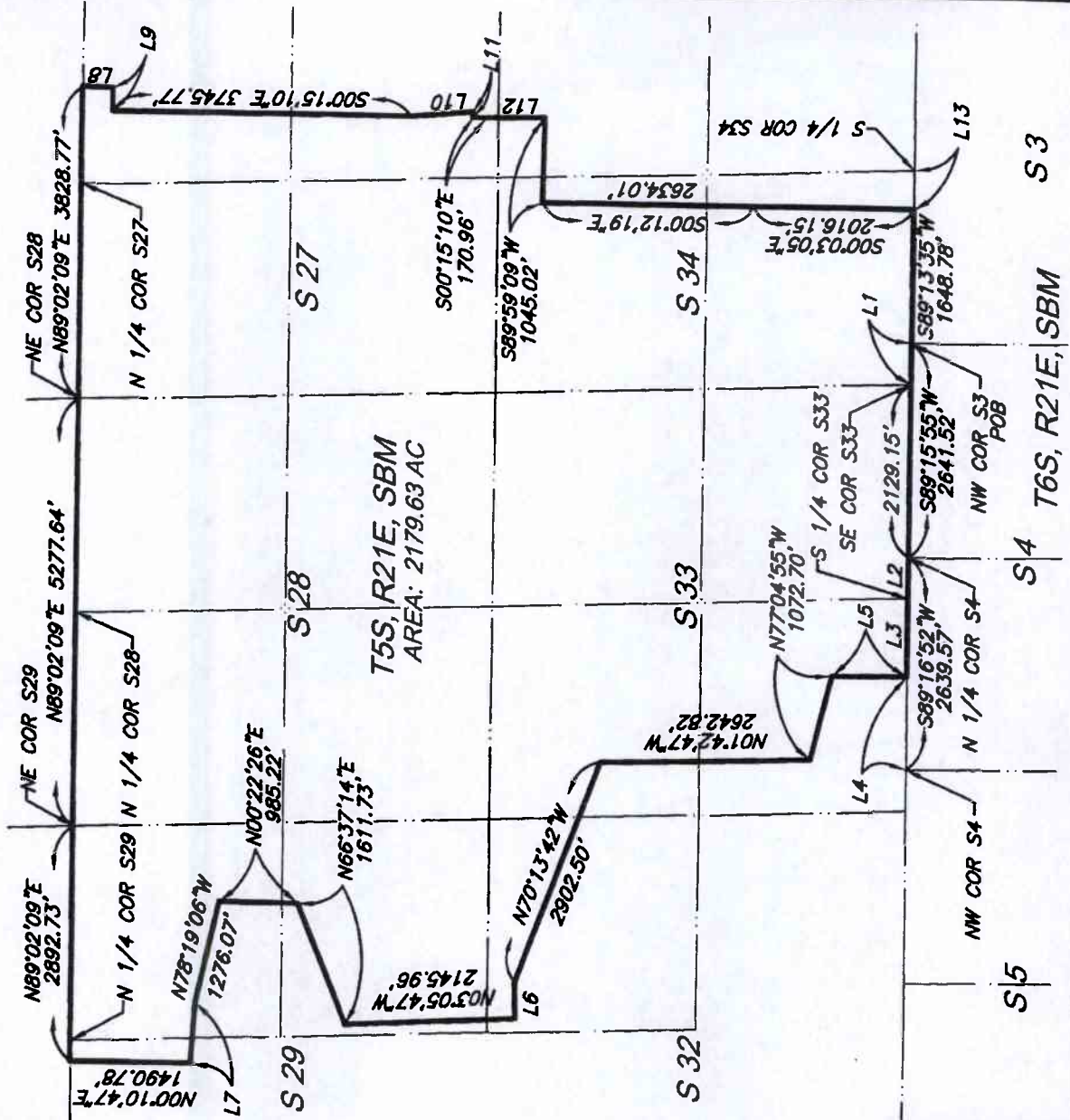
EXHIBIT "B"

MSPP UNIT 2

LINE NO.	BEARING	DISTANCE
L1	S89°15'55"W	512.37'
L2	S89°16'52"W	510.85'
L3	S89°16'52"W	974.41'
L4	N89°16'52"E	1154.31'
L5	N00°45'46"W	937.78'
L6	S87°58'50"W	450.16'
L7	N87°18'20"W	746.55'
L8	S00°27'49"W	381.41'
L9	N89°55'35"W	283.09'
L10	S05°27'38"E	786.67'
L11	S89°59'09"W	71.41'
L12	S01°14'48"E	733.02'
L13	S89°13'35"W	478.85'



SCALE: 1" = 2000'



The Holt Group, Inc.
 ENGINEERING PLANNING SURVEYING

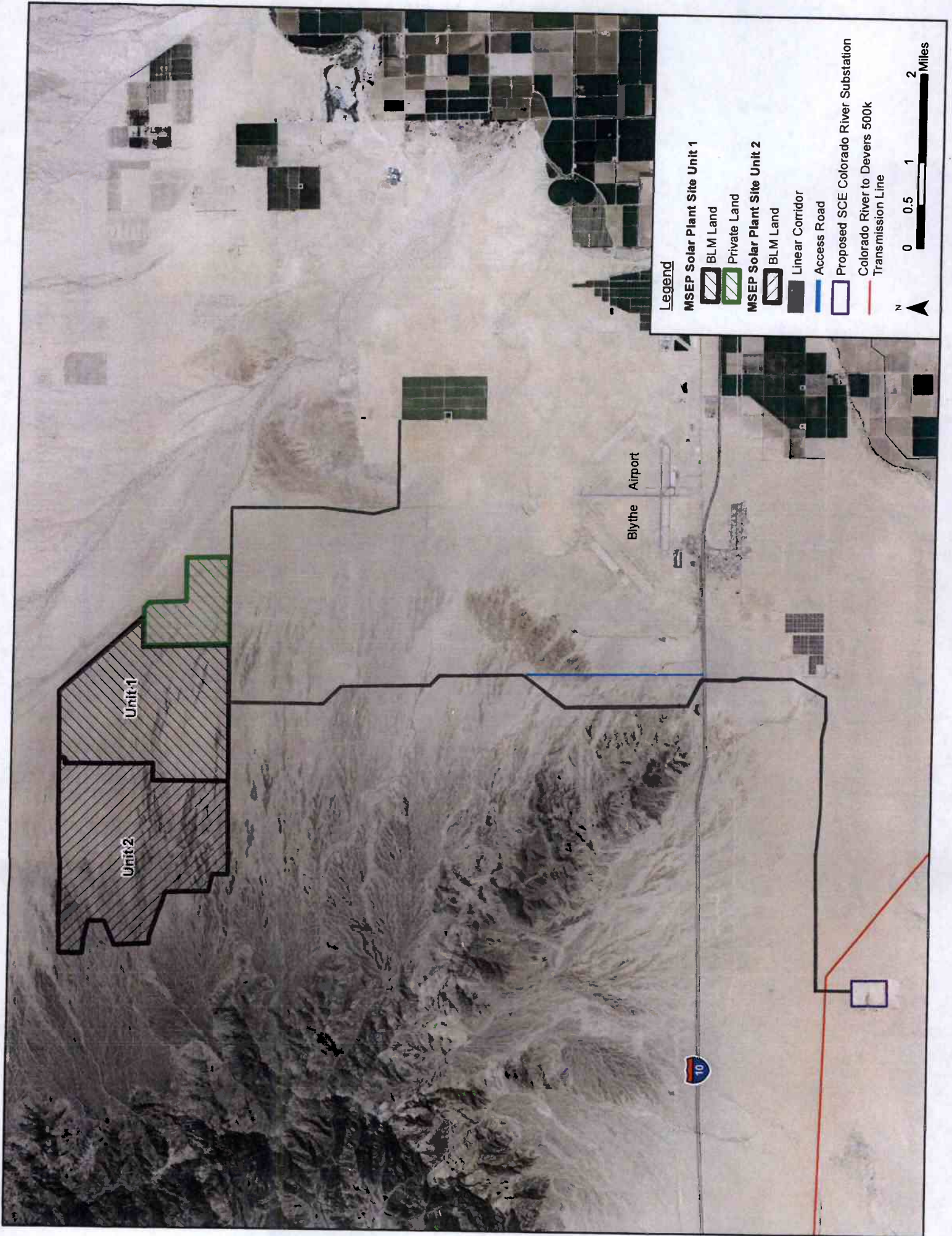
201 E. Hobsonway, Blythe, CA. 92225
 Phone: (760) 922-4658 Fax: (760) 922-4660
 1601 N. Imperial Ave., El Centro, CA. 92243
 Phone: (760) 337-3883 Fax: (760) 337-5997

Development Agreement No. 77

EXHIBIT "B"

MAP SHOWING PROPERTY AND ITS LOCATION

Map showing Property and its location is attached hereto and incorporated herein.



Development Agreement No. 77

EXHIBIT C

EXISTING DEVELOPMENT APPROVALS

Specific Plan

Zoning

Conditional Use Permit No. 3682

Public Use Permit No. 911

Land Divisions

Other Development Approvals

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 77

EXHIBIT D

EXISTING LAND USE REGULATIONS

1. Riverside County General Plan as amended through Resolution No. _____
2. Ordinance No. 348 as amended through Ordinance No. 348. _____
3. Ordinance No. 448 as amended through Ordinance No. 448. _____
4. Ordinance No. 457 as amended through Ordinance No. 457. _____
5. Ordinance No. 458 as amended through Ordinance No. 458. _____
6. Ordinance No. 460 as amended through Ordinance No. 460. _____
7. Ordinance No. 461 as amended through Ordinance No. 461. _____
8. Ordinance No. 509 as amended through Ordinance No. 509. _____
9. Ordinance No. 547 as amended through Ordinance No. 547. _____
10. Ordinance No. 555 as amended through Ordinance No. 555. _____
11. Ordinance No. 617 as amended through Ordinance No. 617. _____
12. Ordinance No. 650 as amended through Ordinance No. 650. _____
13. Ordinance No. 659 as amended through Ordinance No. 659. _____
14. Ordinance No. 663 as amended through Ordinance No. 663. _____
15. Ordinance No. 671 as amended through Ordinance No. 671. _____
16. Ordinance No. 673 as amended through Ordinance No. 673. _____
17. Ordinance No. 679 as amended through Ordinance No. 679. _____

18. Ordinance No. 682 as amended through Ordinance No. 682. _____
19. Ordinance No. 726 as amended through Ordinance No. 726. _____
20. Ordinance No. 743 as amended through Ordinance No. 743. _____
21. Ordinance No. 748 as amended through Ordinance No. 748. _____
22. Ordinance No. 749 as amended through Ordinance No. 749. _____
23. Ordinance No. 752 as amended through Ordinance No. 752. _____
24. Ordinance No. 754 as amended through Ordinance No. 754. _____
25. Ordinance No. 787 as amended through Ordinance No. 787. _____
26. Ordinance No. 806 as amended through Ordinance No. 806. _____
27. Ordinance No. 810 as amended through Ordinance No. 810. _____
28. Ordinance No. 817 as amended through Ordinance No. 817. _____
29. Ordinance No. 824 as amended through Ordinance No. 824. _____
30. Ordinance No. 847 as amended through Ordinance No. 847. _____
31. Ordinance No. 859 as amended through Ordinance No. 859. _____
32. Ordinance No. 875 as amended through Ordinance No. 875. _____
33. Resolution No. 2012 -047 Establishing Procedures and Requirements of the
County of Riverside for the Consideration of Development Agreements

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE
ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 77

EXHIBIT "E"

SOLAR POWER PLANT

The OWNER proposes to construct, operate, maintain, and decommission an up-to-750 megawatt (MW) photovoltaic (PV) solar energy generating facility and related infrastructure in unincorporated Riverside County, California, to be known as the McCoy Solar Energy Project. Approximately 476 acres of privately owned land would be included in the proposed solar plant site boundary, with the remainder of the Project to be developed on public land administered by the Bureau of Land Management (BLM). The Project would generate and deliver solar-generated power to the California electrical grid through an interconnection at the Colorado River Substation (CRS) owned by Southern California Edison (SCE).

Key components of the Project are:

1. The solar plant site, i.e., all facilities that create a footprint in and around the field of solar panels, including: the solar field (consisting of up to two solar power plants identified as Unit 1 and Unit 2), up to two on-site substations (the Unit 1 and Unit 2 substations), an operations and maintenance (O&M) facility to be shared by Unit 1 and Unit 2; and related infrastructure and improvements;
2. A double-circuit, overhead 230 kV generation-tie (gen-tie) line;
3. A 230 kV switchyard located near the CRS;
4. Two telecommunications lines;
5. A distribution line to be owned and operated by Southern California Edison; and
6. An access road providing access to the solar plant site.

The Project would operate year-round, and have the capacity to produce up to 750 MW of solar power with Unit 1 expected to generate approximately 250 MWs and Unit 2 to generate somewhere between 250 and 500 MWs. The Project would generate electricity during daylight hours when electricity demand is at its peak. Within Unit 1, 476 acres is privately owned land. The proposed facilities on private land would be limited to solar arrays and inverters, up to two water wells, a portion of the access road, and the distribution line. All of the O&M buildings and the gen-tie line would be on the BLM administered portion of Unit 1. The road area within the 476 privately owned acres includes perimeter and solar panel access roads and encompasses approximately 22 acres. The panel area within these 476 acres includes the entire disturbed area of the panels (limits of panel footprints plus roads and space between panels and rows) and encompasses approximately 344 acres. Approximately 516,000 panels would be placed on the 476 acres of privately owned land. Of the total Project, approximately 50 MW would be developed on private land.

Development Agreement No. 77

EXHIBIT "F"

SOLAR POWER PLANT NET ACREAGE

Solar Power Plant Net Acreage Calculation

<u>Unit 1</u>	
BLM Land	1785
Private Land	476
Generation Tie-line Pole Disturbance	1
<u>Unit 1 Subtotal</u>	<u>2262</u>
<u>Unit 2</u>	
BLM Land	2180
<u>Unit 2 Subtotal</u>	<u>2180</u>
<u>Solar Power Plant Net Acreage</u>	
<u>Unit 1 Subtotal plus Unit 2 Subtotal</u>	<u>4442</u>

*All acreages rounded to the nearest whole
acre

Development Agreement No. 77

EXHIBIT "G"

APPLICABLE COUNTY DEVELOPMENT IMPACT FEES

1. Development Impact Fees- Ordinance No. 659
 - a. Area Plan: Desert Center/CV Desert
 - b. Fee Category: Surface Mining
 - c. Fee Amount: \$5,086 per acre (Ordinance No. 659.12)
2. Development Impact Fees for the Project shall be computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 using the Surface Mining fee amount per acre. OWNER and COUNTY acknowledge and agree that the Project Area acreage used for the computation of Development Impact Fees shall be 476 acres. OWNER and COUNTY acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project.

Development Agreement No. 77

EXHIBIT "H"

GRANT OF EASEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

McCoy Solar, LLC
c/o NextEra Energy Resources, LLC
700 Universe Boulevard
Juno Beach, FL 33408
Attn: Scott Busa, Executive Director

JF:ra/011514/169FM/16.666

Space Above Line for Recorder's Use Only

GRANT OF EASEMENTS

THIS GRANT OF EASEMENTS ("Grant") is made and entered into as of this ___ day of _____ ("Effective Date"), by the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor" or "County"), in favor of the MCCOY SOLAR, LLC, a Delaware limited liability company ("Grantee") with reference to the following facts:

RECITALS

- A. Grantor is the owner of certain real property located in the County of Riverside, State of California, designated as Assessor's Parcel Numbers 818-210-014 and more particularly described in Exhibit "C" attached hereto and incorporated herein by this reference ("Grantor' Property"); and
- B. Grantor desires to grant to Grantee certain easements over, across and through Grantor's Property, subject to and in accordance with the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Grantor and Grantee, the parties hereto agree as follows:

1. **Grant of Easements.**

Grantor hereby grants to Grantee, for the use by Grantee and its affiliates and their officers, directors, employees, representatives, agents, contractors, and invitees, the following easements (collectively, the "Easements"):

- (a) a non-exclusive easement over that portion of the Grantor's Property being more particularly described as "Parcel B" in Exhibit A attached hereto and shown on Exhibit B attached hereto for the purposes of (i) installing, operating, maintaining, repairing and replacing, as necessary, above-ground or below-ground utility facilities (including without limitation, electrical, gas and telecommunications facilities), whether existing as of the date hereof or in the future and (ii) vehicular and pedestrian ingress and egress; and

- (b) a non-exclusive easement over that portion of the Grantor's Property being more particularly described as "Parcel A" in Exhibit A attached hereto and shown on Exhibit B attached hereto for the purposes of (i) installing, operating, maintaining, repairing and replacing, as necessary, above-ground or below-ground utility facilities (including without limitation, electrical, gas and telecommunications facilities), whether existing as of the date hereof or in the future, (ii) vehicular and pedestrian ingress and egress and (iii) installing, operating, maintaining, repairing, and replacing, as necessary, a paved roadway.

2. No Construction.

Grantee shall not construct, erect or place any buildings, improvements, structures, fixtures and/or landscaping on any portion of Grantor's Property that would obstruct or interfere with Grantor's use of the Property.

3. Term.

The parties acknowledge and agree that Grantee and Grantor have also entered into a development agreement (Development Agreement No. 77) for the McCoy Solar Energy Project. The term of this Grant shall be coterminous with the term of the development agreement, as may be extended from time to time.

4. Consideration.

Good and valuable consideration for the Grant of the Easements, the receipt and sufficiency of which is hereby acknowledged, and pursuant to California law, is included in Development Agreement No. 77 entered into between Grantor and Grantee the McCoy Solar Energy Project. This Grant of Easements is contingent upon Development Agreement No. 77 being entered into and effective.

5. Indemnification.

Grantee shall hold harmless, protect and indemnify Grantor and its Board, elected or appointed officials, officers, employees, agents, contractors, and representatives, successors and assigns of each of them (each a "Grantor Indemnified Party" and, collectively, "Grantor Indemnified Parties") from and against any and all Claims arising from or in any way connected with the Grantee's rights and obligations under this Grant or due to the acts, omissions or negligence of Grantee or any of its agents, contractors or employees. If any action or proceeding is brought against any of the Grantor Indemnified parties by reason of any such Claim, Grantee shall, at the election of and upon written notice from Grantor, defend such action or proceeding by counsel acceptable to Grantor or reimburse Grantor Indemnified Party.

6. Reserved Rights.

Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property.

7. Modification.

No alteration or variation of any term of this Grant shall be valid unless made in writing and signed by the parties hereto or their successors and assigns, and no oral understanding or agreement not referenced herein shall be binding on any of the parties hereto.

8. No Forfeiture.

Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

9. Controlling Law.

The interpretation and performance of this Grant shall be governed by the laws of the State of California, disregarding the conflicts of law principles of such state.

10. Liberal Construction.

Any general rule of construction to the contrary notwithstanding, this Grant shall be liberally construed to effect the purposes of this Grant. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Grant that would render the provision valid shall be favored over any interpretation that would render it invalid.

11. Severability.

If any part of this Grant is held, determined or adjudicated to be illegal, void or unenforceable by a court of competent jurisdiction, the remainder of this Grant shall be given effect to the fullest extent reasonably possible.

12. Authority.

Grantor represents and warrants that this Grant has been duly authorized and executed and constitutes a legally binding obligation of Grantor, enforceable in accordance with its terms. The persons executing this Grant on behalf of Grantee warrant and represent that they have the authority to execute this Grant on behalf of their corporation, partnership or business entity and warrant and represent that they have the authority to bind Grantee to the performance of its obligations hereunder.

13. Successors.

The covenants, terms, conditions and restrictions of this Grant shall be binding upon and inure to the benefit of the parties hereto and each of their respective successors and assigns. Without limiting the generality of the foregoing, this Grant shall run with the Grantor's Property and be binding upon any successor-in-interest of Grantor in Grantor's Property.

14. Exhibits.

This Grant includes the following exhibits, which are incorporated herein by this reference:

Exhibit A – Legal Description of Easements

Exhibit B – Diagram of Easements

Exhibit C – Legal Description of Grantor's Property

15. Counterparts.

The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the date first written above.

GRANTOR:
COUNTY OF RIVERSIDE

GRANTEE:
MCCOY SOLAR, LLC.

BY: _____
Jeff Stone
Chairman, Board of Directors

By: _____
Title: _____
Authorized Representative

DATE: _____

Attest: _____
Title: _____

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

(Seal)

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By:  _____
Tiffany N. North
Deputy County Counsel

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

BEING PORTIONS OF TRACT 61 AND TRACT 63 AS DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 14, 1948, FILED IN BOOK 1035, PAGE 520, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN PORTIONS OF TRACT 69 AND TRACT 71, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APPROVED APRIL 1, 1918, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 69, SAID CORNER BEING 1" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-6, PAGE 29, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 01°39'09" WEST 2175.66 FEET ALONG THE EAST LINE OF SAID TRACT 69 TO THE SOUTH LINE OF SAID TRACT 61;

THENCE SOUTH 71°31'05" WEST 946.60 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 71°31'05" WEST 104.96 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00°48'12" WEST 20.99 FEET TO THE NORTH LINE OF SAID TRACT 61;

THENCE NORTH 71°31'05" EAST 104.96 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 00°48'12" EAST 20.99 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 2099 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, SAID CORNER BEING 2" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-4, PAGE 9, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°12'11" EAST 1236.12 FEET ALONG THE SOUTH LINE OF SAID TRACT 71 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 01°42'57" WEST 1340.97 FEET ALONG THE EAST LINE OF SAID TRACT 71 TO THE SOUTH LINE OF SAID TRACT 63;

THENCE SOUTH 71°38'20" WEST 68.65 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT IF BEGINNING;

THENCE CONTINUING SOUTH 71°38'20" WEST 229.64 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 01°42'14" WEST 20.88 FEET TO THE NORTH LINE OF SAID TRACT 63;

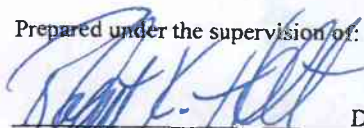
THENCE NORTH 71°38'20" EAST 229.64 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 01°42'14" EAST 20.88 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 4593 SQUARE FEET, MORE OR LESS.

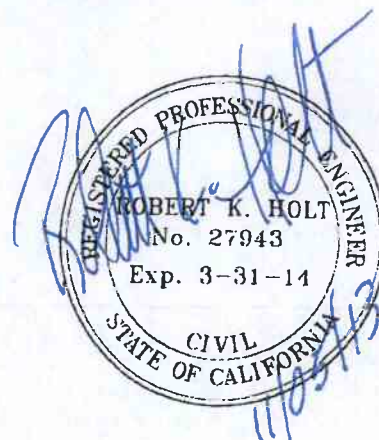
FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:



Date: 11/05/13

Robert K Holt, RCE 27943
Expires 3/31/2014
The Holt Group, Inc
201 E Hobsonway
Blythe, CA 92225
(760) 922-4658



VICINITY MAP

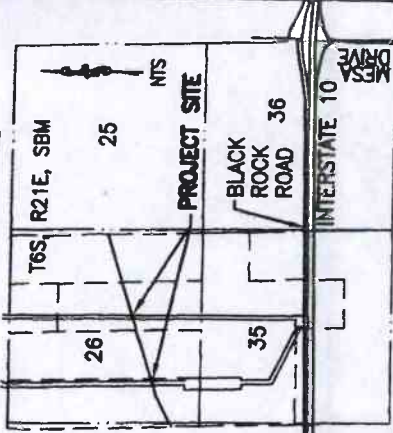
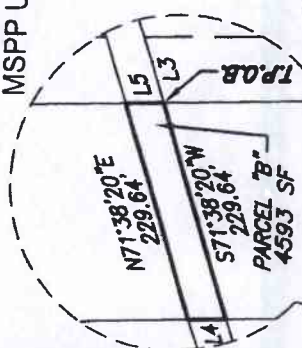
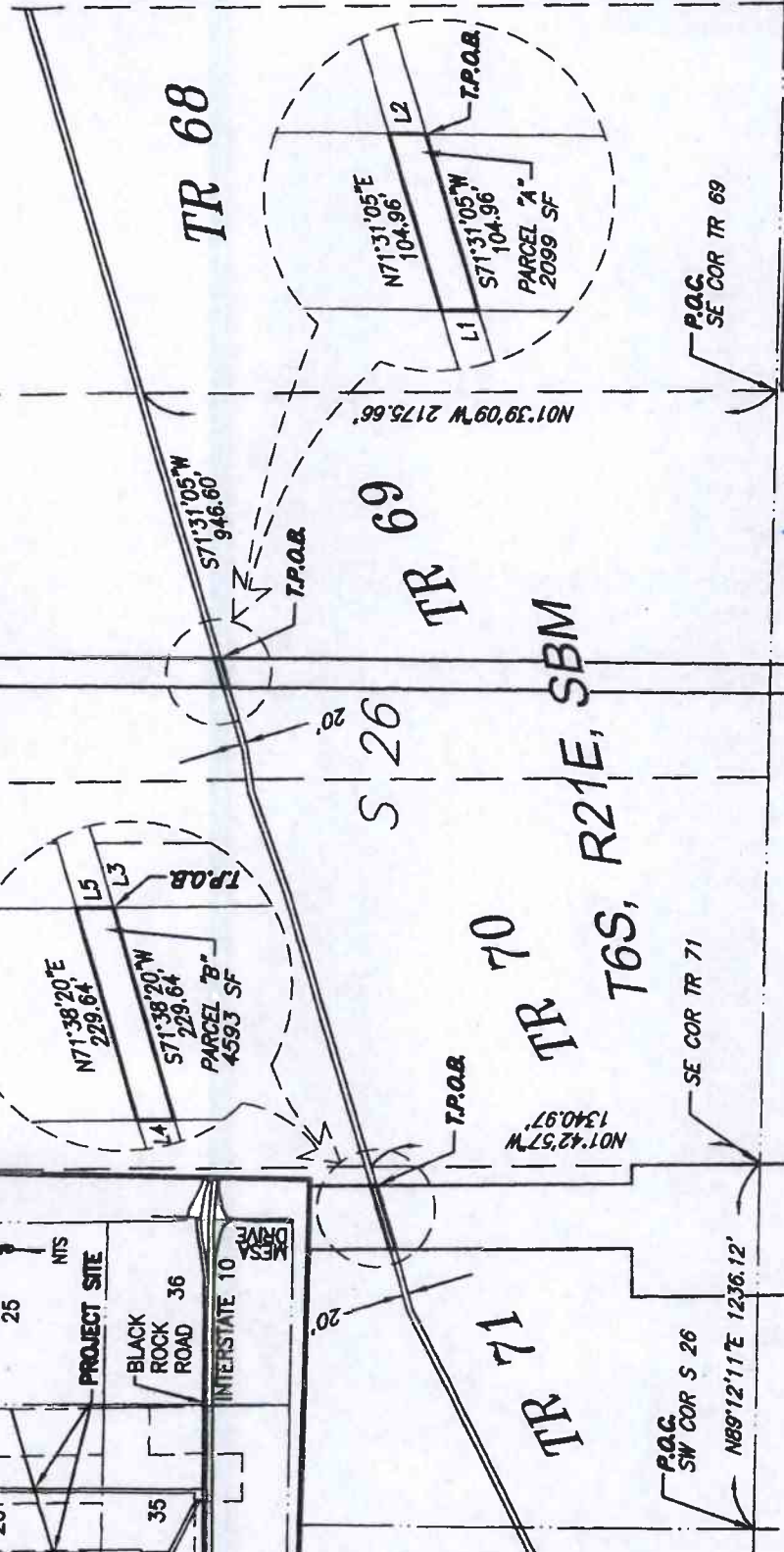


EXHIBIT "B"
MSPP UTILITY EASEMENT



LINE DATA

NO.	BEARING	DISTANCE
L1	N00°48'12"W	20.99'
L2	S00°48'12"E	20.99'
L3	S71°38'20"W	68.65'
L4	N01°42'14"W	20.88'
L5	S01°42'14"E	20.88'



SCALE: 1" = 600'



The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING
201 E. Hobsonway, Blythe, CA. 92225
Phone: (760) 922-4658 Fax: (760) 922-4660
1601 N. Imperial Ave, El Centro, CA. 92243
Phone: (760) 337-3883 Fax: (760) 337-5997

EXHIBIT C

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 68 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED APRIL 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 68, DISTANT THEREON NORTHERLY 2604.49 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 72° 09' 24" WEST, 1373.91 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 68, DISTANT THEREON NORTHERLY 2184.46 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 68.

PARCEL 2:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 69 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED April 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 69, DISTANT THEREON NORTHERLY 2184.46 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 72° 09' 24" WEST, 1267.80 FEET; THENCE SOUTH 80° 35' 50" WEST, 101.86 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 69, DISTANT THEREON NORTHERLY 1780.22 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 69 AND, AT THE ANGLE POINT, IN THEIR RESPECTIVE POINTS OF INTERSECTION.

PARCEL 3:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 70 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED APRIL 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 70, DISTANT THEREON NORTHERLY 1780.22 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 80° 35' 50" WEST, 28.14 FEET; THENCE SOUTH 68° 15' 06" WEST 375.00 FEET; THENCE SOUTH 72° 16' 39" WEST, 963.25 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 70, DISTANT THEREON NORTHERLY 1348.20 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 70 AND, AT ALL ANGLE POINTS, IN THEIR RESPECTIVE POINTS OF INTERSECTION.

PARCEL 4:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 71 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED April 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 71, DISTANT THEREON NORTHERLY 1348.20 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH $72^{\circ} 16' 39''$ WEST, 511.75 FEET; THENCE SOUTH $62^{\circ} 07' 46''$ WEST, 920.62 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 71, DISTANT THEREON NORTHERLY 765.49 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 71 AND, AT THE ANGLE POINT, IN THEIR RESPECTIVE POINTS OF INTERSECTION.

APN: 818-210-014

Development Agreement No. 77

EXHIBIT "I"

ANNUAL REVIEW REPORT TEMPLATE

ANNUAL REVIEW REPORT – SOLAR POWER PLANT PROJECTS

To be completed by the Solar Power Plant Developer/Owner by July 1st of each year and submitted to the County of Riverside for review in accordance with Government Code section 65865.1.

Date: _____

Development Agreement No.: _____

Effective Date of Development Agreement: _____

Developer/Owner: _____

Project Name: _____

Permit Number(s): _____

APN Number(s): _____

Twelve-Month Period Covered by this Annual Review Report: _____

Date Annual Public Benefit Payment Submitted For This Reporting Period: _____

* * *

Owner Representation: I warrant and represent that I have authority to execute this Annual Review Report on behalf of Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the Existing Development Approvals and Development Plan covered by the Development Agreement. I understand that the County may require additional information to supplement this Annual Review Report to aid in the County's determination.

Signature of Developer/Owner: _____

Print Name and Title: _____

* * *

[TO BE COMPLETED BY COUNTY]

County Determination: Developer is found to be in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Annual Review Report.

TLMA Director: _____

Signature: _____

Date: _____

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

DATE: April 23, 2012

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & 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 Robinson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – John Guerin
Blythe Municipal Airport – Gen. Manager
4th District Supervisor
4th District Planning Commissioner
Palo Verde Unified School Dist.
City of Blythe

Southern California Edison
CALTRANS Dist. #8
Air Quality Mgmt. Dist. – Mojave Desert
Eastern Information Center – UCR
Ca. Dept. of Fish & Game
U.S. Fish and Wildlife Service
Bureau of Land Mgmt. Svc.-Moreno Valley
Mesa Verde Community Council
Native America Heritage Commission

CONDITIONAL USE PERMIT NO. 3682 – EA42451 – Applicant: McCoy Solar LLC – Engineer/Representative: Tetra Tech – Fourth Supervisorial District - Chuckawalla Zoning Area - East County-Desert Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Northerly of Interstate 10, southerly of McCoy Wash, easterly of McCoy Mountains, westerly of Blythe Airport – 477 Acres – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – **REQUEST:** The Conditional Use Permit proposes an approximate 50 megawatt photovoltaic energy generating facility (solar power plant) on approximately 477 acres of privately owned land. The solar project is divided into two (2) megawatt power blocks containing 294 single axis trackers each with solar panels at a maximum height of six feet. The majority of the project is on Bureau of Land Management (BLM) land. The overall solar project including BLM and County portions would construct, maintain, and decommission an up to 750 MW photovoltaic solar energy generating facility on approximately 4800 acres with related infrastructure and proposed interconnection to the Colorado River substation. APN(s): 812-130-006, 812-130-007, and 812-130-008. Related Case: **CUP03671**. Concurrent Case: **PUP00911**

SPECIAL NOTE: Reviewers, please transfer your conditions of approval for the CUP03671 as well as check over the exhibits to ensure your DRT Corrections have been satisfactorily addressed.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on May 3, 2012**. 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:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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.

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

DATE: November 8, 2011

TO:

Riv. Co. Transportation Dept.- Palm Desert	Riv. Co. Information Technology-J. Sarkasian	CALTRANS Div. of Aeronautics-P. Crimmins
Riv. Co. Environmental Health Dept.	Riv. Co. Sheriff's Dept.-Colorado River Station	RWQCB-Colorado River
Riv. Co. Flood Control District	Riv. Co. Waste Management Dept.	Air Quality Mgmt. Dist.-Mojave Desert
Riv. Co. Fire Department-Palm Desert	Riv. Co. ALUC-John Guerin	CA Dept. of Fish & Game
Riv. Co. Building & Safety – Grading	Blythe Municipal Airport-Attn: Gen. Manager	US Fish & Wildlife Service
Riv. Co. Building & Safety – Plan Check	Mesa Verde Community Council	Bureau of Land Mgmt. – Moreno Valley Office
Regional Parks & Open Space District.	4th District Supervisor	US EPA Reg. IX Env'tl. Review Office
Riv. Co. Environmental Programs Dept.	4th District Planning Commissioner	City of Blythe
P.D. Geology Section-D. Jones	Palo Verde Irrigation Dist.	Riv. Co. Facilities Mgmt. Dept-Real Estate Div.
P.D. Archaeology Section-L. Mouriquand	Southern California Edison	
Riv. Co. Surveyor – Bob Robinson	CALTRANS Dist. #8	

PUBLIC USE PERMIT NO. 911 (FTA NO. 2011-12) – E1R00528 – Applicant: McCoy Solar, LLC – Engineer/Representative: Tetra Tech - Fourth Supervisorial District – Chuckawalla Zoning Area - Palo Verde Valley Area Plan: Open Space: Rural (OS: RUR) (20 Acre Minimum) and Community Development: Public Facilities (CD: PF) (≤ 0.60 Floor Area Ratio) – Location: Northerly of Interstate 10, southerly of McCoy Wash, easterly of McCoy Mountains and westerly of Blythe Airport - 1.0 Gross Acre - Zoning: Manufacturing Heavy (M-H), Natural Assets (N-A) and Controlled Development Areas - 10 Acre Minimum (W-2-10) - **REQUEST: The Applicant is proposing to construct a 750 MW solar generation facility on approximately 5,363 acres in Riverside County (BLM + County) approximately thirteen miles northwest of the City of Blythe. In order to connect this facility to the electrical grid it is necessary to construct a transmission or Gen-Tie Line. The majority of the Gen- Tie Line will be located on BLM administered land. The Gen-Tie line will connect the solar site to the proposed Southern California Edison Colorado River Substation. Portions of the Gen Tie Line will be on three privately owned parcels that are part of the solar plant site (CUP03671) and will need to cross a thin (approximately 20 foot wide) County owned parcel (APN 818-210-014) where a decommissioned water pipeline is located (PUP00911). Crossing of the County owned parcel (APN 818-210-014) requires the applicant to obtain a Public Use Permit (PUP00911) from the County. The transmission lines will cross over APN 818-210-014 up to an approximate height of 80 feet or less, no utility poles will be placed within the County owned parcel. – APN: 818-210-014 – Concurrent Case: CUP03671**

NOTE: ONLY APN 818-210-014 IS SUBJECT TO PUP00911

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 1, 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:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006145

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Solar Power Plant

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 348.4705

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3682 DATE SUBMITTED: April 18, 2012

APPLICATION INFORMATION

Applicant's Name: McCoy Solar LLC, ATTN: Meg Russell E-Mail: meg.russell@nexteraenergy.com

Mailing Address: McCoy Solar, LLC, a subsidiary of NextEra Energy Resources LLC, 700 Universe Boulevard
Juno Beach, FL 33408
City State ZIP

Daytime Phone No: (561) 304-5609 Fax No: (561) 304-5404

Engineer/Representative's Name: Tetra Tech/Emilie Johnson E-Mail: emilie.johnson@tetratech.com

Mailing Address: 17885 Von Karman, Suite 500
Irvine, CA 92614-6213
City State ZIP

Daytime Phone No: (949) 809-5026 Fax No: (949) 809-5004

Property Owner's Name: Scott Cooley E-Mail: scottmcooley@hotmail.com

Mailing Address: 15900 Kennedy Rd
Los Gatos, CA 95032
City State ZIP

Daytime Phone No: (408) 829-4130 Fax No: (408) 273-6929

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

PUPO0911

EA 42451
CFG05823

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

Matthew S. Handel

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.

See attached sheet.

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): 812-130-006, 812130007-4, 812130008-5

Section: 36 Township: 5S Range: 21E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 477 acres (within the Solar Plant Site Boundary)

General location (nearby or cross streets): North of Interstate 10, South of McCoy Wash, East of McCoy Mountains, West of Blythe Airport

Thomas Brothers map, edition year, page number, and coordinates: San Bern & Riv County 2003, p392, A9

Project Description: (describe the proposed project in detail)

See attached Supplemental Information.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). CUP No. 3671 (Parcel Map, Zone Change, etc.)

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

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: See Supplemental Information, P. 5

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 project 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 project 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: Calculations not yet completed

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards Calculations not yet completed

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

Import None anticipated Export None anticipated Neither _____

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

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 project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

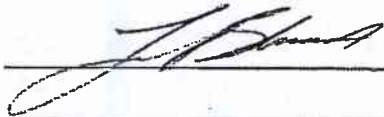
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Tricia Barnhart

Date

4/19/12

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:


1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Tricia Bernhardt Date 4/19/12
Owner/Authorized Agent (2) _____ Date _____

NOTICE OF PUBLIC HEARING BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON A CONDITIONAL USE PERMIT, PUBLIC USE PERMIT, GRANT OF EASEMENT, ORDINANCE AMENDMENT AND INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT AND INTENT TO CONSIDER ADOPTION OF A DEVELOPMENT AGREEMENT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348 and Government Code sections 65090, 65091, and 65867, before the **RIVERSIDE COUNTY BOARD OF SUPERVISORS** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3682, PUBLIC USE PERMIT NO. 911, GRANT OF EASEMENT, ORDINANCE NO. 664.53 Approving Development Agreement No. 77, and DEVELOPMENT AGREEMENT NO. 77 (collectively "the Project"), and ENVIRONMENTAL IMPACT REPORT NO. 528 – Applicant: McCoy Solar, LLC – Engineer/Representative: Tetra Tech – Fourth Supervisorial District – Location: Northerly of Interstate 10, southerly of McCoy Wash, easterly of McCoy Mountains, northwesterly of Blythe Airport – **REQUEST:** Conditional Use Permit No. 3682 proposes to permit approximately 50 megawatt (MW) photovoltaic (PV) solar power plant on approximately 477 acres (Assessor's Parcel Numbers 812-130-006, 812-130-007, and 812-130-008). The Project to be considered by the Board of Supervisors is a portion of a larger overall project known as the McCoy Solar Energy Project. The majority of the McCoy Solar Energy Project is on Bureau of Land Management (BLM) land. The overall solar project proposes to construct, operate, maintain, and decommission a PV solar energy generating facility (solar power plant) with a capacity up to 750 MW on approximately 477 acres of land under the jurisdiction of the County of Riverside and 4,096 acres of public land administered by the BLM. The PV panel area/solar arrays within the 477 acres under the County's jurisdiction include the entire disturbed area of the panels and encompass approximately 344 acres. Approximately 516,000 panels would be placed on the land under the County's jurisdiction. The other proposed facilities on land under the County's jurisdiction would be limited to inverters, up to two water wells, a portion of the access road, and Southern California Edison's distribution line. The McCoy Solar Energy project would generate and deliver solar-generated power to the California electric grid through an interconnection at the Colorado River Substation (CRS). In order to connect to the electric grid a transmission or Gen-Tie Line is proposed. The majority of the Gen-Tie Line will be located on BLM administered land. Portions of the Gen-Tie Line will need to cross a County owned parcel (APN 818-210-014). Crossing of the County owned parcel requires the applicant to obtain a Public Use Permit (PUP No. 911) from the County, as well as a grant of a non-exclusive easement from the County to McCoy Solar, LLC for access and utility lines.

The Project is a Fast Track project (FTA No. 2013-01).

The applicant has also proposed to enter into a Development Agreement (DA No. 77) with the County for the Project consistent with the County's solar power plant program. DA No. 77 has a term of thirty years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.53 incorporates by reference and adopts DA No. 77 consistent with Government Code Section 65867.5.

TIME OF HEARING: 10:30 A.M. or as soon as possible thereafter.
DATE OF HEARING: February 25, 2014
PLACE OF HEARING: RIVERSIDE COUNTY BOARD OF SUPERVISORS
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

For further information regarding the Project, please contact Damaris Abraham, Project Planner at (951) 955-5719 or e-mail dabraham@rctlma.org.

The Riverside County Planning Department has determined that the above-described Project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 528, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the Project. The Board of Supervisors will consider the Project, and the final environmental impact report, at the public hearing.

The final environmental impact report (EIR528), including responses to comments, appendices and all documents referenced in EIR528 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.

In addition, copies of the final environmental impact report (EIR528), including responses to comments, appendices and all documents referenced in EIR528 are available for public review at the following locations:

Riverside County Planning Department

77588 El Duna Ct, Suite H, Palm Desert, California 92211

Lake Tamarisk Branch Library

43880 Lake Tamarisk Drive, Desert Center, California 92239

Palo Verde Valley District Library

125 West Chanslor Way, Blythe, California 92225

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the Project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the Project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the Project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

CLERK OF THE BOARD

4080 Lemon Street, 1st Floor

P.O. Box 1147, Riverside, CA 92502-1147

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/16/2014,

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

APN (s) or case numbers CUP03682 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

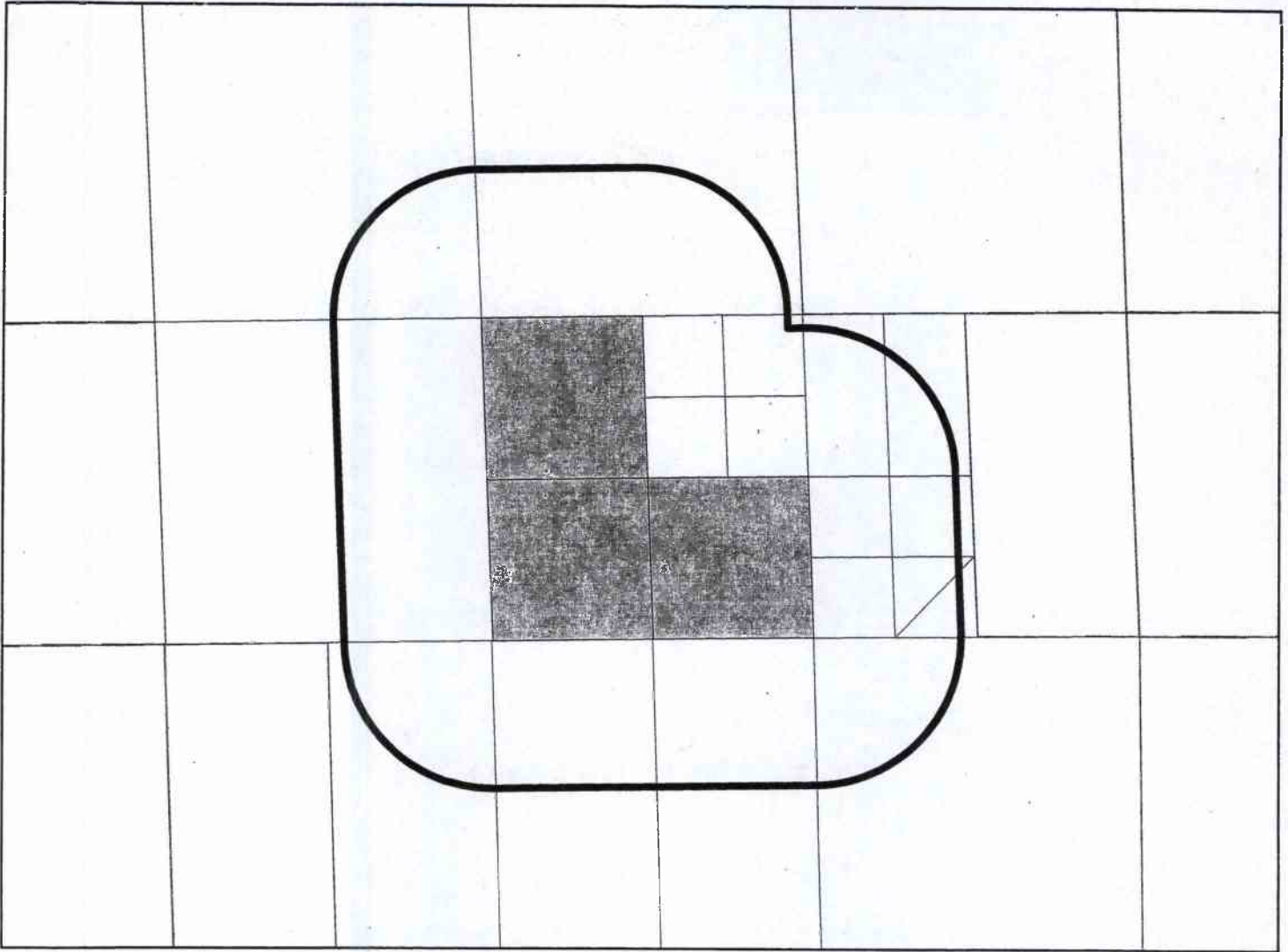
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

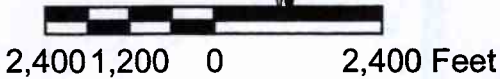
V. Nguyen
1/16/14

CUP03682 (2400 feet buffer)



Selected Parcels

812-220-038 812-130-007 812-130-001 812-220-017 812-220-037 812-130-008 812-130-003 812-130-006 812-220-018 812-220-021
812-130-010 812-130-011 812-130-013 818-160-004 818-160-005 818-160-006 821-020-030 812-130-002 812-130-004 812-220-024
812-220-023



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ASMT: 812130001, APN: 812130001
JENNIFER FINNELL, ETAL
4730 PLUMMER CT
SAN DIEGO CA 92130

ASMT: 812220018, APN: 812220018
MERLY BABIN, ETAL
45156 VANDERBILT CT
INDIO CA 92201

ASMT: 812130003, APN: 812130003
RICHARD DICKERHOFF
P O BOX 403
CHENEY KS 67025

ASMT: 812220021, APN: 812220021
STANLEY RUZICKA
C/O JONELL F ERKE
4315 193RD AVE SE
ISSAQUAH WA 98027

ASMT: 812130004, APN: 812130004
LIDA DENEWILER, ETAL
1759 DUNDEE AVE
HIGHLAND CA 92346

ASMT: 812220023, APN: 812220023
LILLA REID, ETAL
1402 SHADY GLEN RD
GLENDALE CA 91208

ASMT: 812130006, APN: 812130006
SCOTT COOLEY
15900 KENNEDY RD
LOS GATOS CA 95032

ASMT: 812220024, APN: 812220024
CAROL BECKMANN, ETAL
690 CHANDLER #404
GURNEE IL 60031

ASMT: 812130007, APN: 812130007
LOUANNA FERNANDEZ, ETAL
2571 NEPTUNE PL
PORT HUENEME CA 93041

ASMT: 812220037, APN: 812220037
PATRICIA SMITH, ETAL
617 OCEAN AVE NO E
SEAL BEACH CA 90740

ASMT: 812130008, APN: 812130008
LYNN SANDLIN, ETAL
C/O LESLIE C NEWQUIST
7922 LA CAPELA LN
CARLSBAD CA 92009

ASMT: 812220038, APN: 812220038
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 812220017, APN: 812220017
DORIS HUBBARD
252 W KENNETH RD
GLENDALE CA 91202

ASMT: 818160006, APN: 818160006
USA 818
US DEPT OF INTERIOR
WASHINGTON DC 21401

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PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/16/2014

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

APN (s) or case numbers PUP00911 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

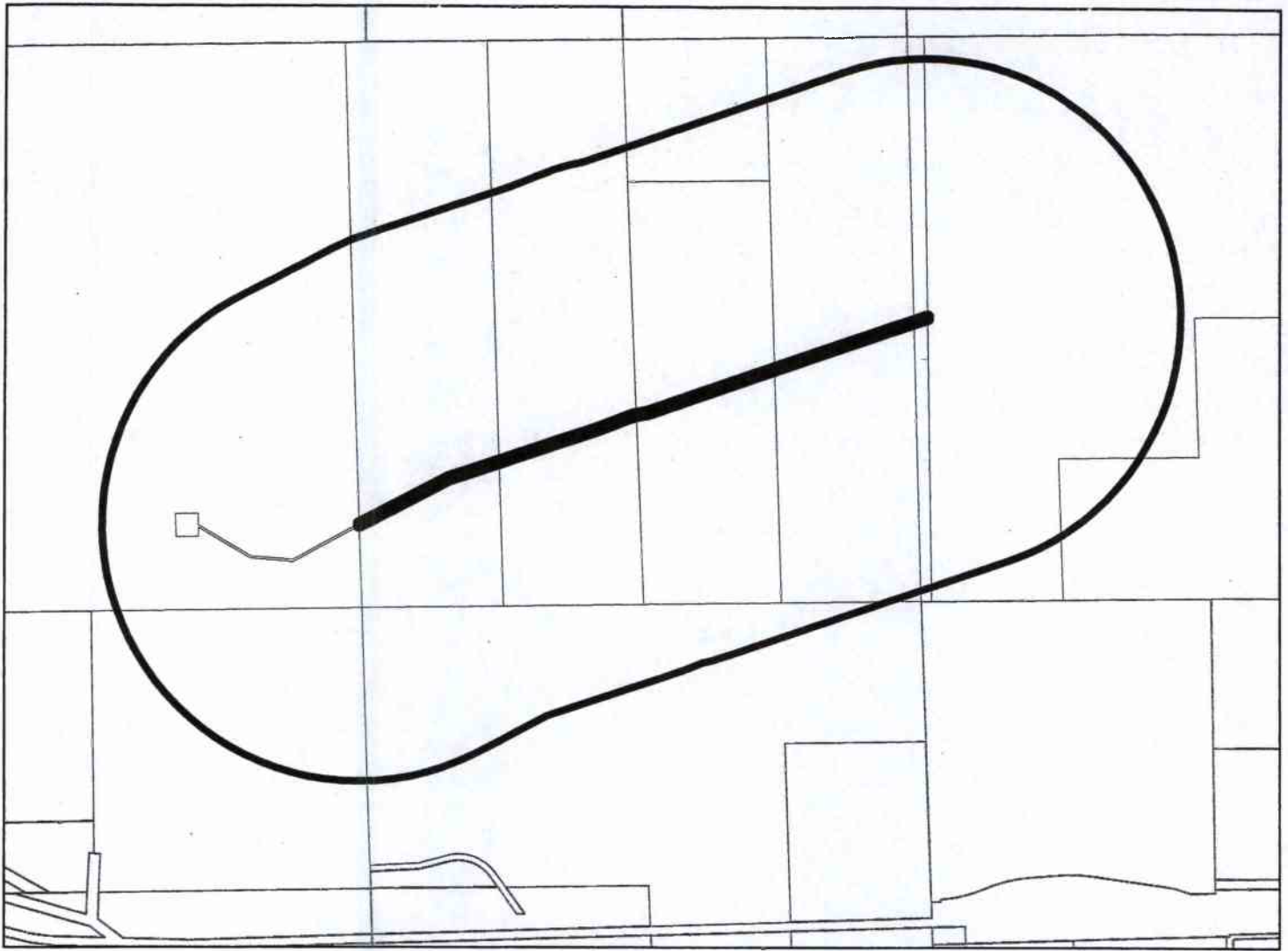
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

AK
copies
7/16/14

PUP00911 (2400 feet buffer)



Selected Parcels

818-200-009 818-210-010 818-210-011 818-210-012 818-210-013 818-210-014 818-231-027 818-210-001 818-210-002 818-200-008
818-210-003 818-210-004 818-210-005 818-210-006 818-210-007 818-210-008 818-210-009 818-241-019



1,600 800 0 1,600 Feet

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ASMT: 818210002, APN: 818210002
JOHN ASHTON
1434 CIRCLE WAY
SALT LAKE CITY UT 84103

ASMT: 818210009, APN: 818210009
USA 818
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 818231027, APN: 818231027
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 818241019, APN: 818241019
USA 818
US DEPT OF INTERIOR
WASHINGTON DC 21401

State Clearinghouse
Governor's Office of Planning and Research
ATTN: Scott Morgan, Director
P.O. Box 3044
Sacramento, CA 95812-3044

Office of Riverside County Counsel
Tiffany N. North
3960 Orange Street, Suite 500
Riverside, CA 92501-3674

Best Best & Krieger LLP
Michelle Ouellette
3390 University Avenue, 5th Floor
Riverside, CA 92501

Riverside County Planning Department
Larry Ross
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Lake Tamarisk Branch Library
43880 Lake Tamarisk Drive
Desert Center CA, 92239

Palo Verde Valley District Library
125 West Chanslorway
Blythe CA, 91115

NextEra Energy Resources
Kenny Stein
700 Universe Boulevard
Juno Beach, FL 33408

Tetra Tech EC Inc.
Tricia Bernhardt 143 Union Blvd, Suite 1010
Lakewood, CO 80228

4th Supervisor District
Board of Supervisors, Riverside County
John Benoit, Supervisor
4080 Lemon Street, Mail Stop #1004
Riverside, CA 92502-1409

5th Supervisor District
Board of Supervisors, Riverside County
Marion Ashley, Supervisor
4080 Lemon Street, Mail Stop #1005
Riverside, CA 92502-1409

Adams Broadwell Joseph & Cardozo
Attn: Rachael E. Koss
601 Gateway Boulevard, Ste. 1000
South San Francisco, CA 94080-7037

AECOM
Stacey C. Jordan, Ph.D., RPA
1420 Kettner Boulevard, Suite 500
San Diego CA 92101

Agua Caliente Band of Cahuilla Indians
Tribal Historic Preservation Officer
Patricia Garcia
5401 Dinah Shore Drive
Palm Springs, CA 92264

Agua Caliente Band of Cahuilla Indians
Margaret Park, Director of Planning 5401
Dinah Shore Drive
Palm Springs, CA 92264

Ah-Mut-Pipa Foundation
Preston J. Arrow-weed
PO Box 160
Bard, CA 92222

Airport Land Use Commission
ATTN: John Guerin
4080 Lemon Street, Mail Stop 1070
Riverside, CA 92502-1409

Audubon California
4225 Hollis St.
Emeryville, CA 94608

Audubon California
Garry George
926 Citrus Avenue
Los Angeles, CA 90036

Augustine Band of Cahuilla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 846
Coachella, CA 92236

Basin and Range Watch
P.O. Box 70
Beatty, NV 89003-0070

Blythe Airport
General Manager
17240 W. Hobson Way
Blythe, CA 92225

Briggs Law Corporation
Inland Empire Office
Mekaela M. Gladden
99 East "C" Street, Suite 111
Upland, CA 91786

Building Industry Assoc.
77-570 Springfield Ln., Suite E
Palm Desert, CA 92211-0473

Bureau of Indian Affairs
Southern California Agency
1451 Research Park Drive, Suite 100
Riverside, CA 92507

Bureau of Land Management
Ridgecrest Field Office
Jeff Childers
300 S. Richmond Road
Ridgecrest, CA 93555

Bureau of Reclamation
Lower Colorado River Regional Office
Steven C. Hvinden
P.O. Box 61470
Boulder City, NV 89006-1470

CA Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102

CA State Lands Commission
100 Howe Avenue, Ste. 100 South
Sacramento, CA 95825-8202

CA State Office of Historic Preservation
1725 23rd Street, Ste. 100
Sacramento, CA 95816

Cabazon Band of Mission Indians
David Roosevelt, Chairperson
84-245 Indio Springs
Indio, CA 92203

Cahuilla Band of Indians
Luther Salgado, Sr., Chairperson
PO Box 391760
Anza, CA 92539

California Air Resources Board
Stationary Source Division/ 7th Floor
Lawrence Vettrano
1001 I St.
P.O. Box 2815
Sacramento, CA 95812

California Department of Conservation
801 K Street MS 24-01
Sacramento, CA 95814-3530

California Department of Conservation
California Geological Survey
State Geologist
801 K St., Suite 1200
Sacramento, CA 95814

California Dept of Fish & Wildlife
Inland Deserts
Magdalena Rodriguez
3602 Inland Empire Blvd.#C220
Ontario, CA 91764

California Dept. of Conservation
Mining & Geology Board
801 K St., Mail Stop 20-15
Sacramento, CA 95814

California Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

California Dept. of Water Resources
P.O. Box 942836
Sacramento, CA 94236-0001

California Energy Commission
1516 Ninth St., Mail Stop 29
Sacramento, CA 95814-5504

CALTRANS District #8
Dan Kopulsky
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

Center for Biological Diversity
Ileene Anderson
8033 Sunset Boulevard #447
Los Angeles, CA 90046-2401

Chemehuevi Reservation
Edward Smith, Chairperson
P.O. Box 1976
Chemehuevi Valley, CA 92363

Chuckawalla Valley State Prison
California State Dept. of Corrections
19025 Wileys Well Rd.
Blythe, CA 92225-2287

City of Blythe
Community Services District
Development Services Director
440 S. Main St.
Blythe, CA 92225

City of Blythe
Development Services Department
235 N. Broadway, Mail Stop 2611
Blythe, CA 92225

Coachella Valley Association of
Governments
73-710 Fred Waring Dr., Suite 200
Palm Desert, CA 92260-2553

Cocopah Museum/Cultural Resources Dept.
Jill McCormick
County 15 and Avenue G
Somerton, AZ 85350

Colorado River Board of California
State of California, The Natural Resources
Agency
Tanya M. Trujillo
770 Fairmont Ave., Suite 100
Glendale, CA 91203-1068

Colorado River Indian Tribes
26600 Mohave Road
Parker, AZ 85344-7737

Colorado River Indian Tribes Museum
1007 Arizona Avenue
Parker, AZ 85344

Colorado River Reservation
George Ray
26600 Mojave Road
Parker, AZ 85344

Commander NAWCWD
575 "I" Avenue Ste. 1
Point Mugu, CA 93042-5049

County of Riverside
Environmental Programs Dept.
Jared Bond
4080 Lemon Street, Mail Stop 2715
Riverside, CA 92502-1409

County of Riverside
Environmental Health Dept.
Senior Public Health Engineer
4080 Lemon Street, Mail Stop 3320
Riverside, CA 92502-1409

County of Riverside
Executive Office
4080 Lemon Street, Mail Stop 3320
Riverside, CA 92502-1409

County of Riverside Administrative Center
Mary Stark, Planning Commission Secretary
ATTN: Guillermo Sanchez
4080 Lemon Street, 12th Floor,
P.O. Box 1409
Riverside, California 92502-1409

Defenders of Wildlife
1303 J Street, Suite 270
Sacramento, CA 95814

Department of Toxic Substances Control
Deborah O. Raphael, Director
5795 Corporate Avenue
Cypress, CA 90630

Desert Permit Assistance Center
ATTN: Transportation
38686 El Cerrito Rd.
Palm Desert, CA 92211

Desert Tortoise Preserve Committee, Inc.
4067 Mission Inn Ave.
Riverside, CA 92501

East Blythe Water District
Blythe City Council
235 N. Broadway
Blythe, CA 92225

Fort Mojave Indian Tribe
Timothy Williams, Chairperson
500 Merriman Ave.
Needles, CA 92363

Fort Mojave Indian Tribe
Ahamakav Cultural Society
Linda Otero, Director
PO Box 5990
Mohave Valley, AZ 86440

Fort Yuma Quechan Indian Nation
Keeny Escalanti, Sr., President
PO Box 1899
Yuma, AZ 85366

Information Technology
7195 Alessandro Blvd.
Riverside, CA 92506

La Cuna de Aztlan
Sacred Sites Protection Circle
Alfredo A. Figueroa
424 N. Carlton Ave
Blythe, CA 92225

La Paz County Planning Department
1112 S. Joshua Ave., Suite 204
Parker, AZ 85344-5756

Law Offices of Gideon Kracov
C/O McCoy Solar Energy Project
801 S. Grand Avenue 11th Floor
Los Angeles, CA 90017

Los Angeles County Planning Dept.
320 West Temple Street
Los Angeles, CA 90012

Marine Corps Air/Ground Combat Ctr.
ATTN: Installation & Logistics
Commanding General
P.O. Box 788106
Twenty-Nine Palms, CA 92278-5001

The Metropolitan Water District of Southern
California
Attn: Michael Melanson
P.O. Box 54153
Los Angeles, CA 90054-0153

Mojave County Planning Department
700 West Beale Street
Kingman, AZ 86401

Mojave Desert Air Quality Mgmt. District
Attn: Alan J. De Salvio
14306 Park Ave.
Victorville, CA 92392-2310

Morongo Band of Mission Indians
Cultural Heritage Program
Michael Contreras
12700 Pumarra Road
Banning, CA 92220

National Park Service
Joshua Tree National Park
74485 National Park Dr.
Twenty-nine Palms, CA 92277-3533

Native American Heritage Commission
Attn: Dave Singleton, Program Analyst
1550 Harbor Boulevard
West Sacramento, CA 95691

Natural Resources Defense Council
Helen O'Shea
111 Sutter St., 20th floor
San Francisco, CA 94104

Orange County
Environmental & Project Planning Service
Division
300 N. Flower St.
P.O. Box 4048
Santa Ana, CA 92702-4048

Palo Verde Irrigation District
Attn: Roger Henning
180 W. 14th Ave.
Blythe, CA 92225-2714

Palo Verde Resource Conservation District
P.O. Box 610
Blythe, CA 92225

Palo Verde Unified School District
295 N. First St.
Blythe, CA 92225-1824

Perkins Coie
Barbara J. Schussman
Four Embarcadero Center, Suite 2400
San Francisco, CA 94111-4131

Planning Department, Imperial County
Jurg Heuberger
801 Main St.
El Centro, CA 92243-2843

Quechan Indian Nation
Tribal Historic Preservation Officer
Arlene Kingery
PO Box 1899
Yuma, AZ 85366

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
PO Box 391670
Anza, CA 92539

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

Riverside County
Building & Safety Department
ATTN: Grading
4080 Lemon Street,
Mail Stop 2715
Riverside, CA 92502-1409

Riverside County Environmental Health
ATTN: Hazardous Materials
4080 Lemon Street, Mail Stop 3320
Riverside, CA 92502-1409

Riverside County Flood Control District
ATTN: Tina Hanson
1995 Market Street
Riverside, CA 92501

1/29/2014 1:57:12 PM

Riverside County
Geologist
ATTN: David Jones
4080 Lemon Street, Mail Stop 1070
Riverside, CA 92502-1409

Riverside County Regional Parks & Open
Space District
ATTN: Marc Brewer
4600 Crestmore Rd., MS 2970
Riverside, CA 92509-6858

Riverside County Assessor
4080 Lemon Street, Mail Stop 1110
Riverside, CA 92502-1409

Riverside County Building & Safety
Department
Mike Lara
4080 Lemon Street, Mail Stop 2715
Riverside, CA 92502-1409

Riverside County EDA
Fast Track
1325 Spruce St., Suite 400
Riverside, CA 92507

Riverside County Fire Department
Desert Office
4080 Lemon Street, Mail Stop 4009
Riverside, CA 92502-1409

Riverside County Information Technology
ATTN: John Sarkasian
4080 Lemon Street, Mail Stop 5567
Riverside, CA 92502-1409

Riverside County Office of Industrial Hygiene
4080 Lemon Street, Mail Stop 3320
Riverside, CA 92502-1409

Riverside County Waste Management Dept.
Ryan Ross
14310 Frederick Street
Moreno Valley, CA 92553

San Bernardino County Planning
Department
385 N. Arrowhead Ave.
San Bernardino, CA 92415-1002

San Diego County Planning Department
5201 Ruffin Rd., Suite B
San Diego, CA 92123

San Gorgonio Chapter, Sierra Club
4079 Mission Inn Ave.
Riverside, CA 92501

San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, CA 92346

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Cultural Resources
PO Box 391820
Anza, CA 92539

Serrano Nation of Indians
Goldie Walker
PO Box 343
Patton, CA 92369

Sheriff's Department, Riverside County
ATTN: Stanley Sniff, Sheriff
4080 Lemon Street, Mail Stop 1450
Riverside, CA 92502-1409

Shute Mihaly & Weinberer LLP
Attn: Sara Clark
396 Hayes Street
San Francisco, CA 94102-4421

Sierra Club
Sarah Friedman 714 West Olympic Blvd.
Suite 1000
Los Angeles, CA 90015

Soboba Band of Luiseno Indians
Cultural Resources Director
Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Southern California Association of
Governments
818 West Seventh Street 12th Floor
Los Angeles, CA 90017-3435

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

The Wilderness Society
Sally Miller
250 Montgomery Street, Suite 210
San Francisco, CA 94104

Torres-Martinez Desert Cahuilla Indians
Diana L. Chihuahua, Vice Chairperson
PO Box 1160
Thermal, CA 92274

Twenty-Nine Palms Band of Mission Indians
Darrel Mike, Chairperson
46-200 Harrison Place
Coachella, CA 92236

U.S. Department of the Interior
Bureau of Indian Affairs
1849 C Street
Washington, DC 20240

U.S. Environmental Protection Agency
Region 9
Kathleen Goforth
75 Hawthorne Street
San Francisco, CA 94105

U.S. Environmental Protection Agency
Region 9
Communities and Ecosystems Division
Enrique Manzanilla, Director
75 Hawthorne Street
San Francisco, CA 94105

U.S. Fish & Wildlife Service
Ecological Service
Division Manager
6010 Hidden Valley Rd.
Carlsbad, CA 92011

U.S. Fish & Wildlife Service
Palm Springs Fish and Wildlife Office
Tera Baird
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

U.S. Fish & Wildlife Service
Division of Migratory Birds
Thomas Dietsch
6010 Hidden Valley Rd.
Carlsbad, CA 92011

1/29/2014 1:57:12 PM

Union Pacific Railroad
1400 Douglas St.
Omaha, NE 68179

Western Pacific Region, FAA
AWP 600
15000 Aviation Blvd.
Lawndale, CA 90261-1000

Western Watersheds Project
California Director
P.O. Box 2364
Reseda, CA 91337-2364

Worley Parsons Group
Annette Zimmerman
2330 East Bidwell Street
Folsom, CA 95630

Joseph R. Benitez
PO Box 1829
Indio, CA 92201

Sandra Fairchild
2175 Handel Avenue
Henderson, NV 89052

Howard Wilshire
3727 Burnside Rd.
Sebastopol, CA 95472

The Dean Family
64079 Dolomites Court
Desert Hot Springs, CA 92240

Jared Fuller
636 W. 200 S
Provo, UT 84601

Riviera RV Resort
Christine and Robert Johnson
500 Riviera Drive
Blythe, CA 92225

Recurrent Energy
C/O Mehul Mehta
300 California Street, 7th Floor
San Francisco, CA 94104

Renewable Resources Group, Inc.
Rupal Patel
113 S. La Brea Ave., 3rd Floor
Los Angeles, CA 90036



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim 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.

CONDITIONAL USE PERMIT NO. 3682, PUBLIC USE PERMIT NO. 911, GRANT OF EASEMENT, ORDINANCE NO. 664.53 Approving Development Agreement No. 77, and DEVELOPMENT AGREEMENT NO. 77 (collectively "the Project"), and ENVIRONMENTAL IMPACT REPORT NO. 528
Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

2011101007

State Clearinghouse Number (if submitted to the State Clearinghouse)

McCoy Solar, LLC
Project Applicant

700 Universe Blvd, Juno Beach, FL 33408
Address

The project is located northerly of Interstate 10, southerly of McCoy Wash, easterly of McCoy Mountains, northwesterly of Blythe Airport.
Project Location

Conditional Use Permit No. 3682 proposes to permit approximately 50 megawatt (MW) photovoltaic (PV) solar power plant on approximately 477 acres (Assessor's Parcel Numbers 812-130-006, 812-130-007, and 812-130-008). The Project to be considered by the Board of Supervisors is a portion of a larger overall project known as the McCoy Solar Energy Project. The majority of the McCoy Solar Energy Project is on Bureau of Land Management (BLM) land. The overall solar project proposes to construct, operate, maintain, and decommission a PV solar energy generating facility (solar power plant) with a capacity up to 750 MW on approximately 477 acres of land under the jurisdiction of the County of Riverside and 4,096 acres of public land administered by the BLM. The PV panel area/solar arrays within the 477 acres under the County's jurisdiction include the entire disturbed area of the panels and encompass approximately 344 acres. Approximately 516,000 panels would be placed on the land under the County's jurisdiction. The other proposed facilities on land under the County's jurisdiction would be limited to inverters, up to two water wells, a portion of the access road, and Southern California Edison's distribution line. The McCoy Solar Energy project would generate and deliver solar-generated power to the California electric grid through an interconnection at the Colorado River Substation (CRS). In order to connect to the electric grid a transmission or Gen-Tie Line is proposed. The majority of the Gen-Tie Line will be located on BLM administered land. Portions of the Gen-Tie Line will need to cross a County owned parcel (APN 818-210-014). Crossing of the County owned parcel requires the applicant to obtain a Public Use Permit (PUP No. 911) from the County, as well as a grant of a non-exclusive easement from the County to McCoy Solar, LLC for access and utility lines. The applicant has also proposed to enter into a Development Agreement (DA No. 77) with the County for the Project consistent with the County's solar power plant program. DA No. 77 has a term of thirty years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.53 incorporates by reference and adopts DA No. 77 consistent with Government Code Section 65867.5.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75 + \$50.00).
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.

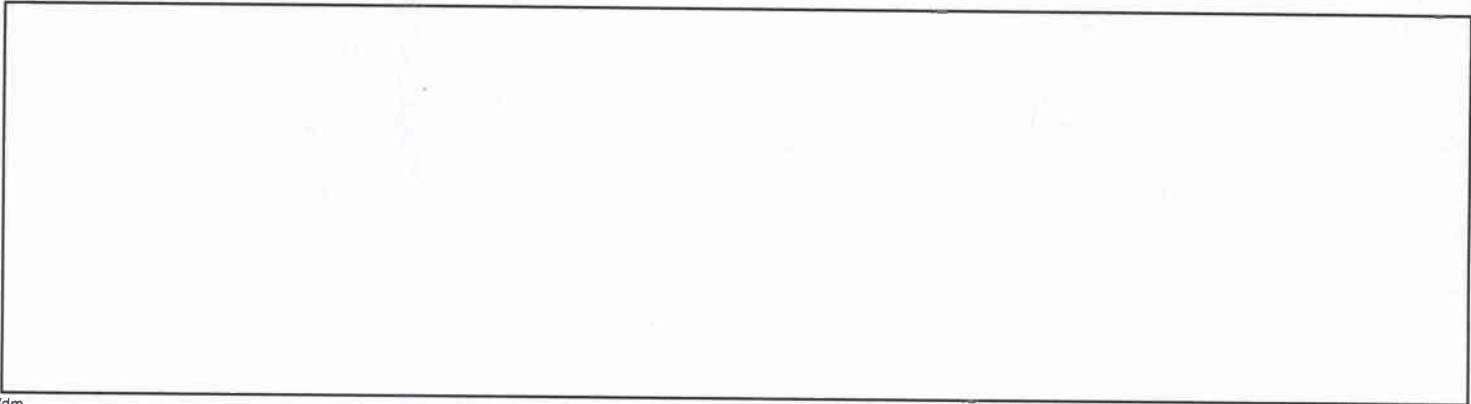
This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____



DM/dm

Revised 2/10/2014

Y:\Planning Case Files-Riverside office\CUP03682\BOS Hearings\NOD Form.CUP03982.PUP00911.EIR00528.docx

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1400675

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MCCOY SOLAR LLC/MEG RUSSELL \$3,029.75
paid by: CK 5000072221
CA FISH AND GAME FOR EA42451
paid towards: CFG05823 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 23, 2014 13:40
MGARDNER posting date Jan 23, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1104938

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MCCOY SOLAR LLC/MEG RUSSELL \$64.00
paid by: CK 1447426
CA FISH AND GAME FOR EA42451
paid towards: CFG05823 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 18, 2011 14:47
GLKING posting date May 18, 2011

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

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

McCOY SOLAR ENERGY PROJECT RIVERSIDE COUNTY, CA

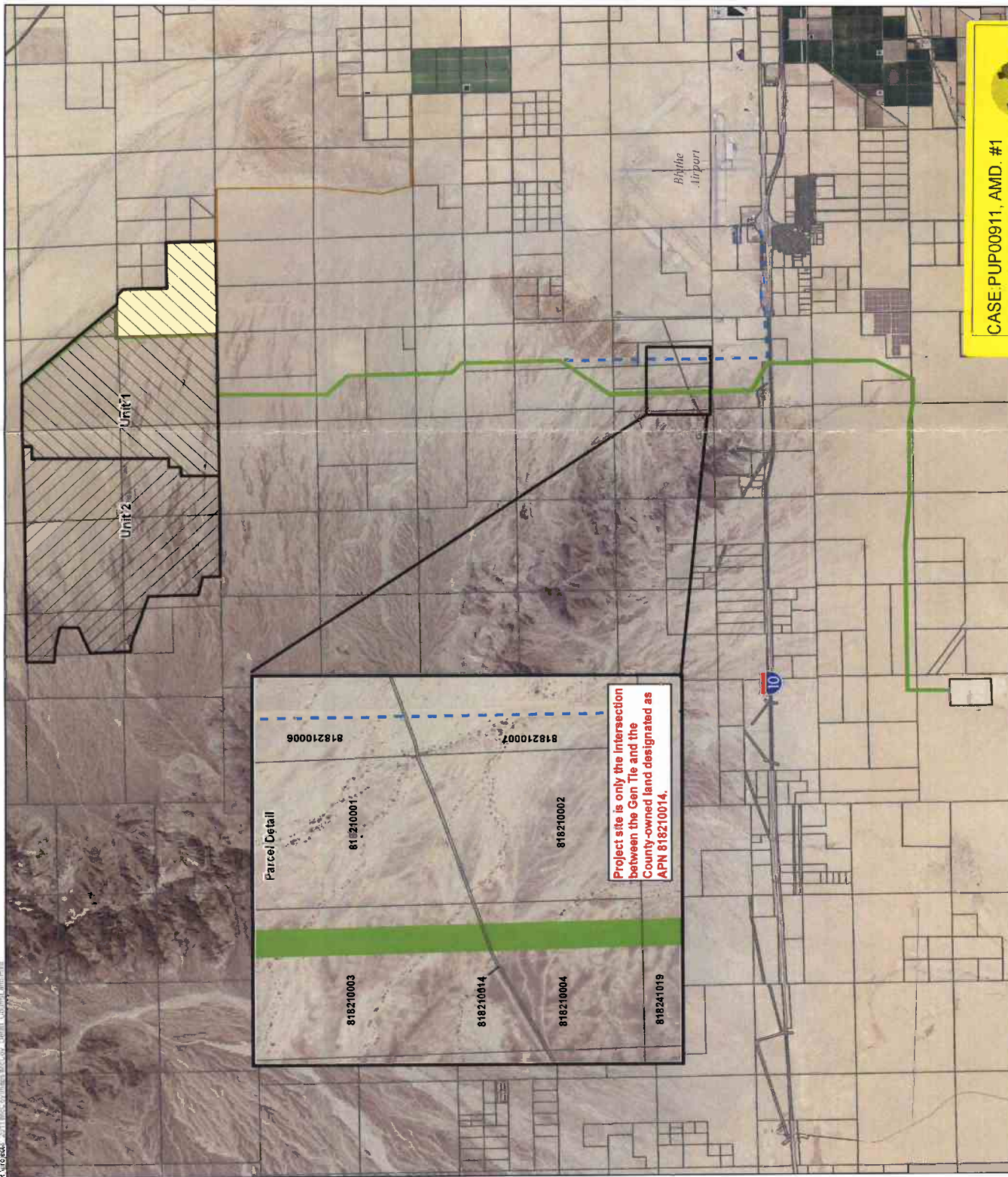


- Legend**
- MSEP Solar Plant Site Boundary
 - Unit 1
 - Unit 2
 - Shared Access Road with BSPP
 - Distribution Line
 - Linear Corridor (includes Generation Tie Line)
 - Proposed Colorado River Substation (SCE)
 - Assessor's Parcels
 - Private Parcels



Notes
 (a) UTM Zone 11 NAD 1983 Projection
 (b) Source data: ESRI, BLM, USGS 7.5 DRGs, TTEC

PUP GENERAL PROJECT FEATURES



Parcel Detail

818210003 818210004 818210002

818210006 818210007

818210011

Project site is only the intersection between the Gen Tie and the County-owned land designated as APN 818210014.

**CASE PUP00911, AMD #1
 EXHIBIT A
 DATE: 12/24/13
 PLANNER: L. ROSS**

McCOY SOLAR, LLC CONDITIONAL USE PERMIT (CUP)

DRAWING LIST

DRAWING No.	TITLE	FIGURE No.
NEMC-1-DW-111-000-001	COVER SHEET	1
NEMC-1-DW-111-002-001	SOLAR PLANT SITE	2
NEMC-1-DW-111-002-002	SOLAR PLANT SITE - PRIVATE-LAND AREA DETAILS	3
NEMC-1-DW-111-002-004	2 MW BLOCK AND DC CABLING DETAILS	4
NEMC-1-DW-161-411-001	TYPICAL TRACKER DETAILS	5
NEMC-1-DW-161-411-002	TYPICAL POWER CONVERSION STATION DETAILS	6
NEMC-1-DW-161-411-003	TYPICAL DBM BUILDING AND SUBSTATION DETAILS	7
NEMC-1-DW-111-002-005	TYPICAL ELEVATIONS	8
NEMC-1-DW-111-002-006	TYPICAL LAYDOWN AREA DETAILS	9
NEMC-1-DW-111-735-001	TYPICAL FENCING AND GATE DETAILS	10
NEMC-1-DW-111-735-002	TYPICAL ROAD DETAILS	

GENERAL NOTES

- SEE GENERAL ARRANGEMENT DRAWINGS FOR PROJECT ACCESS POINTS.
- SEE DRAWING NEMC-1-DW-111-735-002 FOR ROAD DETAILS AND SURFACING.
- SEE DRAWINGS NEMC-1-DW-111-002-001 AND NEMC-1-DW-161-411-003 FOR BUILDING LOCATIONS.
- NO LAYDOWN OR STORAGE IS PLANNED IN THE PARKING AREA FOR THIS PROJECT.
- EXISTING SITE ZONING IS V-2-10.
- THE PROJECT IS LOCATED IN THE PALD VERBE UNIFIED SCHOOL DISTRICT.
- SEE GENERAL ARRANGEMENT DRAWINGS NEMC-1-DW-111-002-001 AND NEMC-1-DW-161-411-003 FOR LOCATION OF ALL UTILITIES.
- FIRE PROTECTION SYSTEMS WILL BE DESIGNED PER NFPA AND AUTHORITY HAVING JURISDICTION.
- NOT FOR CONSTRUCTION.
- ACTUAL LAND USE IS RURAL OPEN SPACE AND PROPOSED LAND USE IS SOLAR GENERATION FACILITY.
- FLUTIGVE DUST FROM ROADS AND DRIVING LANES THAT ARE NOT PAVED OR GRAVELED SHALL BE CONTROLLED BY PERIODIC APPLICATION OF WATER OR SOIL STABILIZER AS REQUIRED.
- THE APPLICANT WILL CONSOLIDATE PARCELS, GRANT ADDITIONAL DEVELOPMENT AND/OR GRADING EASEMENTS, OR MAKE OTHER ARRANGEMENTS BETWEEN THE UNDERLYING PARCELS AS NECESSARY TO COMPLY WITH RIVERSIDE COUNTY REGULATIONS.
- THE PRIVATE LAND LOCATION OF THE PROJECT IS DEPICTED IN THE 1998 THOMAS BROTHERS MAPS CALIFORNIA ROAD ATLAS & DRIVERS GUIDE ON PAGE 103 GRID C4.
- THE 477 ACRES OF PRIVATELY-OWNED LAND IS SUBJECT TO MODERATE LIGHT-ACTIVITY POTENTIAL AND WITHIN AREAS OF FLOODING SENSITIVITY. THE PROJECT SITE IS NOT SUBJECT TO OTHER GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- NO EASEMENTS ARE LOCATED ON THE PRIVATELY-OWNED LAND ACREAGE.

CUP LEGAL DESCRIPTION

APN 812130006, 160 ACRES SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.
 APN 812130007, 160 ACRES SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.
 APN 812130008, 160 ACRES NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**CASE #: CUP03682, AMD# 1
 EXHIBIT: A (Sheets 1-11)
 DATED: 9/26/12
 PLANNER: J. OLIVAS**

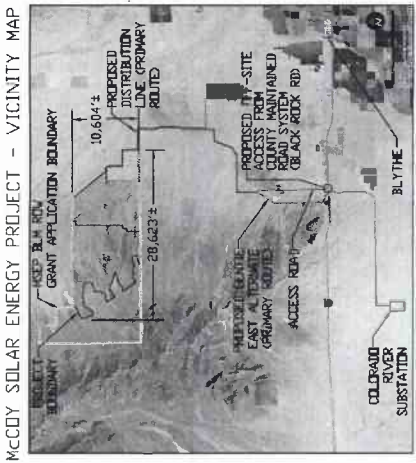
PROJECT DESCRIPTION

THE PROJECT WILL BE AN UP TO 750 MW PHOTOVOLTAIC SOLAR ENERGY GENERATING FACILITY. APPROXIMATELY 477 ACRES WITHIN THE PROPOSED SOLAR PLANT SITE BOUNDARY IS ON PRIVATELY-OWNED LAND. THE PROJECT WOULD GENERATE AND DELIVER SOLAR-GENERATED POWER TO THE CALIFORNIA ELECTRICAL GRID THROUGH AN INTERCONNECTION AT THE COLORADO RIVER SUBSTATION PROPOSED BY SOUTHERN CALIFORNIA EDISON. UNIT 1, WHICH INCLUDES ALL OF THE PRIVATELY-OWNED LAND, IS EXPECTED TO GENERATE APPROXIMATELY 250 MW AND WILL INCLUDE FACILITIES SUCH AS THE SOLAR TRACKER, POWER CONVERSION STATION, DBM BUILDING AND SUBSTATION. THE PRIVATE LAND ACREAGE WILL ONLY BE USED FOR A PORTION OF THE SOLAR FIELD, WELLS, TRANSMISSION LINES AND ACCESS ROADS.

UTILITY	PROVIDER	CONTACT
FIRE	RIVERSIDE COUNTY FIRE DEPARTMENT	140 WEST BERNARD STREET BLYTHE, CA 92225 (760) 921-7822
POLICE	RIVERSIDE SHERIFFS DEPARTMENT	260 N SPRING STREET BLYTHE, CA 92225 (760) 921-7900
WATER	ON SITE WELLS	700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408
WASTE WATER	ON SITE SEWAGE TREATMENT	700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408
ELECTRIC	SOUTHERN CALIFORNIA EDISON	1 INNOVATION WAY FARMINGDALE, CA 94768 (480) 990-9788

ELECTRONIC COPY OF FINAL DOCUMENT

**NOT FOR CONSTRUCTION
 FOR PERMITTING ONLY**



GROSS PROJECT AREA = 4792 ACRES

REV	DATE	DESCRIPTION	BY	CHECKED
1	09/26/12	ISSUED FOR PERMITTING	J. OLIVAS	
2	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
3	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
4	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
5	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
6	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
7	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
8	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
9	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	
10	10/10/12	REVISED FOR COMMENTS	J. OLIVAS	

APPLICANT: MCCOY SOLAR, LLC
 700 UNIVERSE BOULEVARD
 JUNO BEACH, FL 33408

LAND OWNERS:
 APN 812130006
 SCOTT M. CUDLEY AND HEYMA MARIE CUDLEY
 15900 KENNEDY ROAD, LIS GATOS, CA 95022

APN 812130007:
 WILLIAMSON TRUST, ROBERT A. WILLIAMSON
 9217 DORRINGTON PLACE, ARLETA, CA 91331

APN 812130008:
 MARYANN MARY, LYNN E. SANDLIN
 LESLIE C. NEVILS TRUST DATED
 SEPTEMBER 15, 2005
 7982 LA CAPELA LANE, CHARLSBAD, CA 98009

PROJECT OWNER:
 MCCOY SOLAR, LLC
 700 UNIVERSE BOULEVARD
 JUNO BEACH, FL 33408

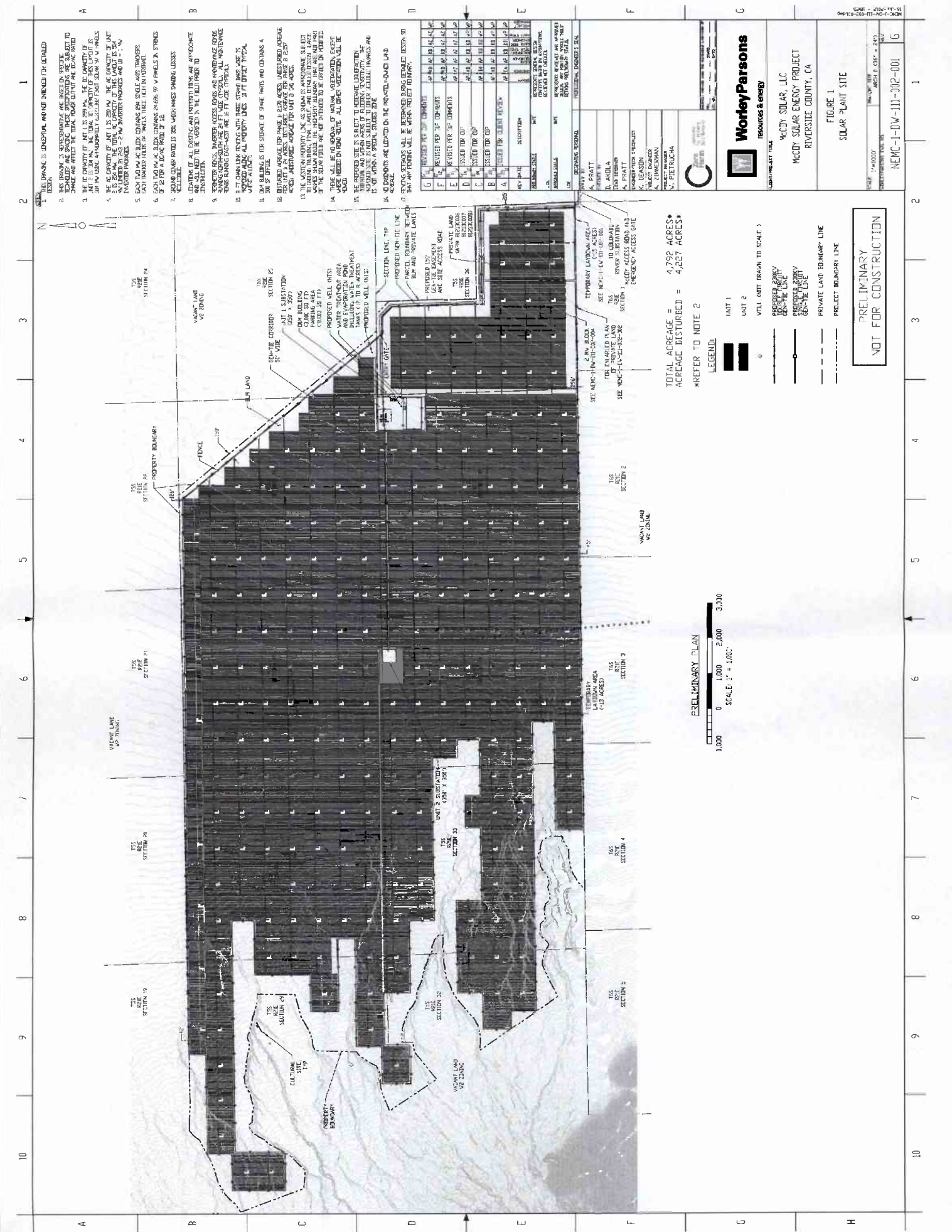
ENGINEER:
 WORLEYPARSONS
 11111 WILSON BLVD., SUITE 150
 FOLSOM, CA 95630
 916-817-3928

PROJECT TITLE: MCCOY SOLAR ENERGY PROJECT
 RIVERSIDE COUNTY, CA

SCALE: NOT TO SCALE
 SHEET NO. 1 OF 11
 SHEET TITLE: COVER SHEET
 PROJECT NO.: NEMC-1-DW-111-000-001

DATE: 10/10/12





1. THE DRAWING IS UNDESIGNED AND NOT NEEDED TO BE RECALCULATED.
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50. THE DRAWING IS UNDESIGNED AND NOT NEEDED TO BE RECALCULATED.

NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
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9	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS

NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
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9	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS	10/10/20	W. PIETRUCHA	ISSUED FOR PERMITS

WorleyParsons
resources & energy

PROJECT TITLE
MCCOY SOLAR, LLC
MCCOY SOLAR ENERGY PROJECT
RIVERSIDE COUNTY, CA

FIGURE 1
SOLAR PLANT SITE

DATE: 10/10/20
SCALE: 1" = 100'
PROJECT NUMBER: NEMC-1-DW-111-002-001

TOTAL ACRES = 4.792 ACRES*
ACRES DISTURBED = 4.627 ACRES*
*REFER TO NOTE 2

- LEGEND
- UNIT 1
 - UNIT 2
 - VTL (NOT DRAWN TO SCALE)
 - PROPOSED ENERGY CENTER LINE
 - PROPOSED ENERGY CENTER LINE
 - PRIVATE LAND BOUNDARY LINE
 - PROJECT BOUNDARY LINE

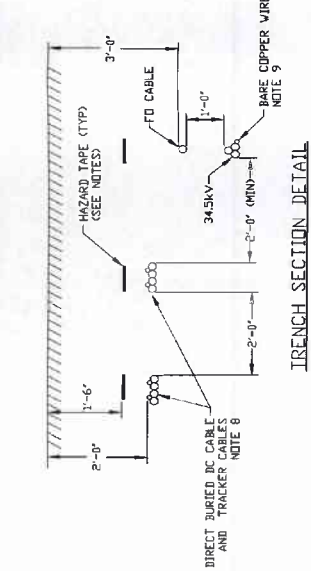
PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

1. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.
2. THIS DRAWING IS REPRESENTATIVE AND BASED ON SPECIFIC TECHNOLOGY AND SPACING. THESE SPECIFICATIONS ARE SUBJECT TO CHANGE AND AFFECT THE TOTAL POWER OUTPUT AND DC/AC RATIO.
3. THE DC CAPACITY OF THIS BLOCK IS 2.4 MW DC USING APPROXIMATELY 24,696 FIRST SOLAR 97 V PANELS IN STRINGS OF 12. THE ELECTRICAL CHARACTERISTICS OF THESE PANELS ARE ESTIMATED BASED ON THE FS-385 PANEL AND ARE ANTICIPATED TO BE IN PRODUCTION BY THE PROCUREMENT PHASE OF THIS PROJECT.
4. THE AC CAPACITY OF THIS BLOCK IS 2.00 MW AC LIMITED BY A SIEMENS SINVERT PVS2000 INVERTER PACKAGE. THE DC/AC RATIO IS 1.20.
5. EACH TWO MW AC BLOCK CONTAINS 204 SINGLE AXIS TRACKERS. EACH TRACKER HOLDS 84 PANELS THREE HIGH IN PORTRAIT.
6. GROUND COVER RATIO IS 35% WHICH MAKES SHADING LOSSES NEGLIGIBLE.
7. LOCATIONS OF ALL PROPOSED ITEMS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. DC CABLE FROM SUB COMBINER BOX TO COMBINER BOX IS #6 AWG CU RHW-2, 1000V, #1/0 AWG BARE COPPER GND IN 6' CABLE TRAY OR DIRECTLY BURIED.
9. DC CABLE FROM COMBINER BOX TO INVERTERS IS TMD-400X40L CU RHW-2, 1000V, #3/0 AWG BARE COPPER GND DIRECTLY BURIED.
10. NO PAVEMENT EXCEPT ON MAIN ACCESS ROAD AS INDICATED ON DRAWING. NEMC-1-DW-111-002-002. PARKING AREAS WILL BE NATIVE.

LEGEND:

- DIRECT BURIED DC CABLE (CB TO INVERTER)
- CABLE TRAY (SUB TO CB)
- DK DIRECT BURIED DC CABLE
- COMBINER BOX (CB)
- SUBCOMBINER BOX (SCB)



NOT FOR CONSTRUCTION PERMITTING ONLY

REV	DESCRIPTION	DATE
E	REVISED PER CIP COMMENTS	10/19/16 10:42 AM
D	REVISED PER CIP COMMENTS	10/19/16 10:42 AM
C	REVISED PER CIP COMMENTS	10/19/16 10:42 AM
B	REVISED PER CIP COMMENTS	10/19/16 10:42 AM
A	ISSUED FOR CLIENT REVIEW	10/19/16 10:42 AM

REVISION	DATE	BY	REASON
1	10/19/16	W. PIETRUCHA	ISSUED FOR CLIENT REVIEW
2	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
3	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
4	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
5	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
6	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
7	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
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10	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
11	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
12	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
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14	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
15	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
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22	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
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26	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
27	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
28	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
29	10/19/16	A. PRATT	REVISED PER CIP COMMENTS
30	10/19/16	A. PRATT	REVISED PER CIP COMMENTS

NO.	NAME	ROLE
1	A. PRATT	PROJECT MANAGER
2	Z. ZIMMERMAN	PROJECT ENGINEER
3	A. PRATT	PROJECT ENGINEER
4	K. DEASEN	PROJECT ENGINEER
5	M. PIETRUCHA	PROJECT ENGINEER
6	V. PIETRUCHA	PROJECT ENGINEER

WorleyParsons
resources 8 energy

CLIENT/PROJECT TITLE
MCCOY SOLAR, LLC
MCCOY SOLAR ENERGY PROJECT
RIVERSIDE COUNTY, CA

FIGURE 3
2 MW BLOCK AND
DC CABLING DETAILS

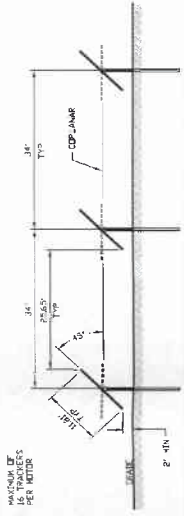
SCALE AS NOTED
SCALE: 1" = 50'

DATE: 10/19/16
DRAWN BY: W. PIETRUCHA
CHECKED BY: W. PIETRUCHA
APPROVED BY: W. PIETRUCHA

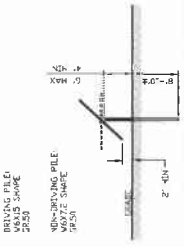
PROJECT NO.: NEMC-1-DW-111-002-004



- NOTES:**
1. SEE MENC-1-DW-111-002-004 FOR PARKING LOCATIONS ALLOCATED NEAR TRACKER ROWS.
 2. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



ELEVATION
TYPICAL PILE FOUNDATION DETAIL
SCALE: 1" = 1'



ELEVATION
TYPICAL PILE FOUNDATION DETAIL
SCALE: 1" = 1'

NOT FOR CONSTRUCTION
FOR PERMITTING ONLY

REV	DATE	DESCRIPTION
D	10/13/11	REVISED PER CIP COMMENTS
C	10/13/11	REVISED PER CIP COMMENTS
B	10/13/11	REVISED PER CIP COMMENTS
A	10/13/11	ISSUED FOR CIP

DATE	DESCRIPTION
10/13/11	ISSUED FOR CIP
10/13/11	REVISED PER CIP COMMENTS
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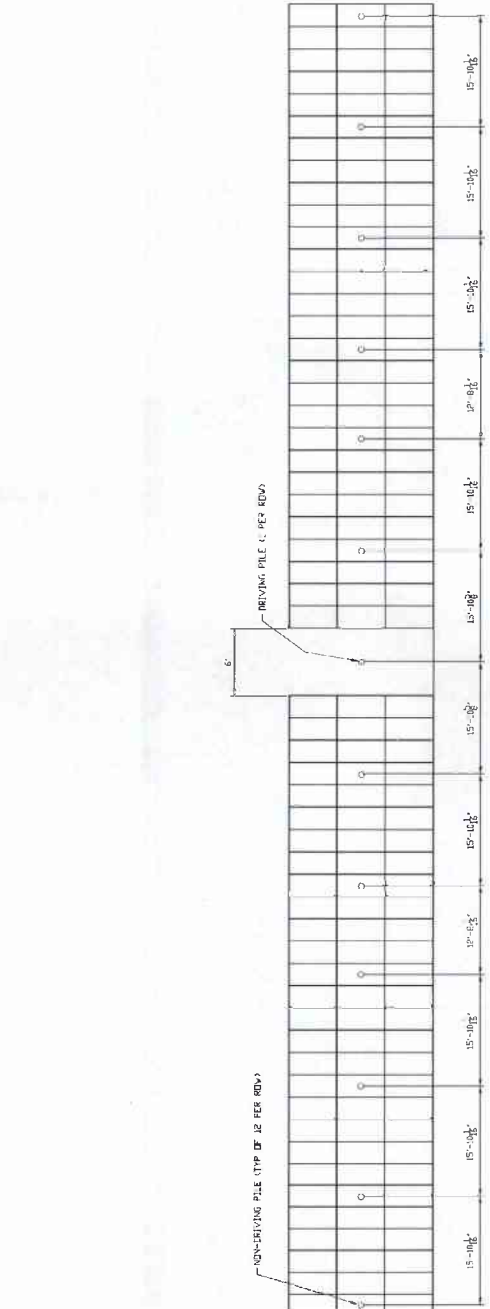
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10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS

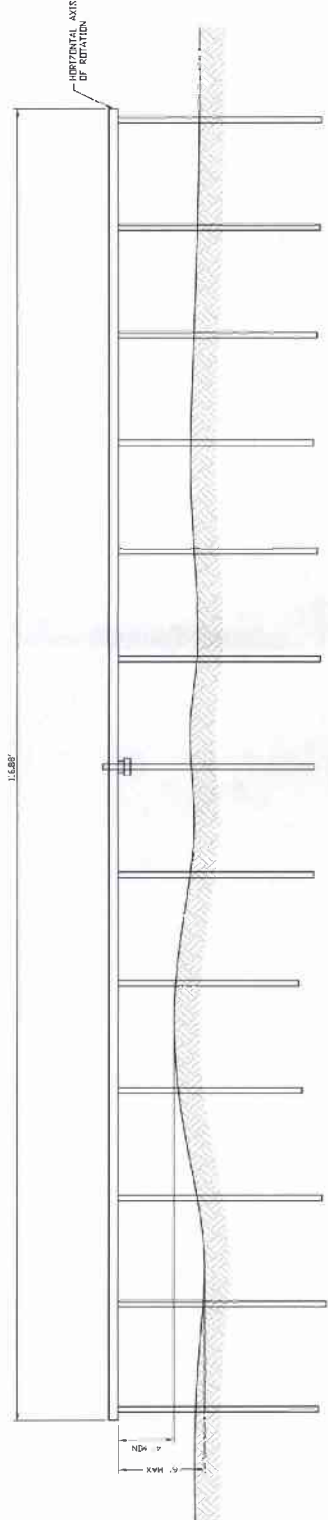
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10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS

DATE	DESCRIPTION
10/13/11	ISSUED FOR CIP
10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS

DATE	DESCRIPTION
10/13/11	ISSUED FOR CIP
10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS
10/13/11	REVISED PER CIP COMMENTS

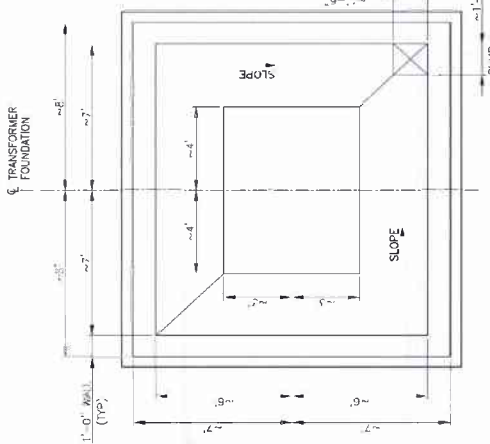


PLAN
TYPICAL TRACKER ROW
SCALE: 1" = 5'

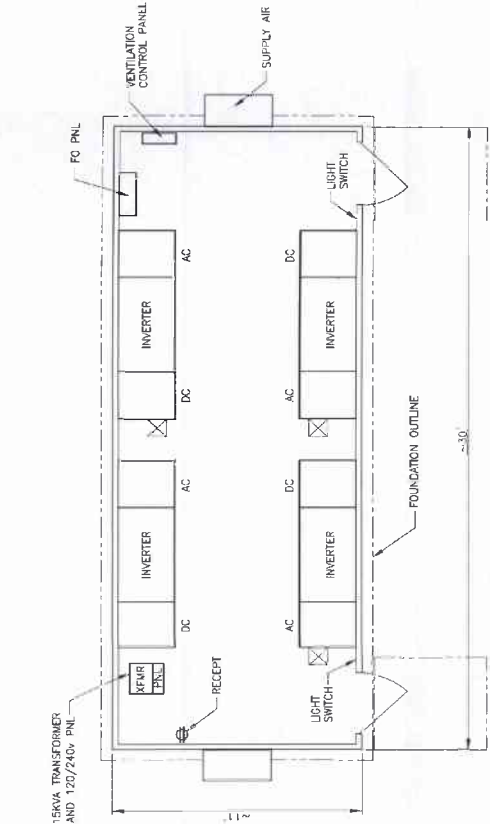


ELEVATION (EAST/WEST)
TYPICAL TRACKER ROW
SCALE: 1" = 5'

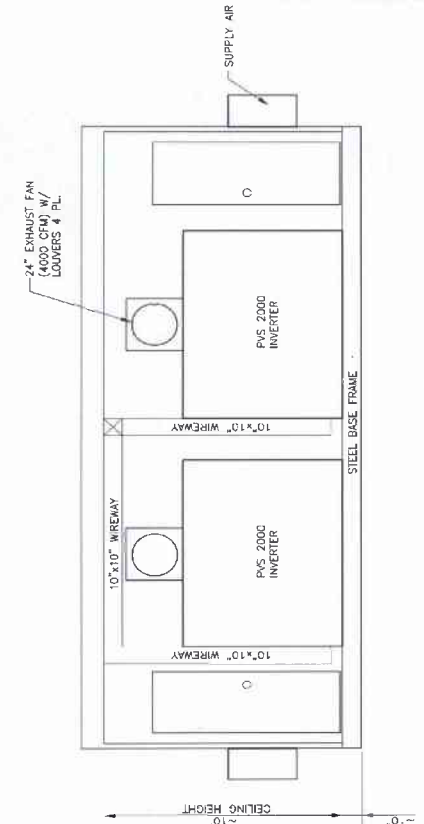
NOTES:
1. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN



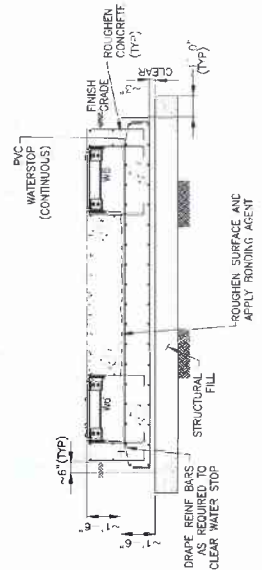
TYPICAL TRANSFORMER FOUNDATION
SCALE: 3/8"=1'-0"



TYPICAL INVERTER ENCLOSURE
SCALE: 3/8"=1'-0"

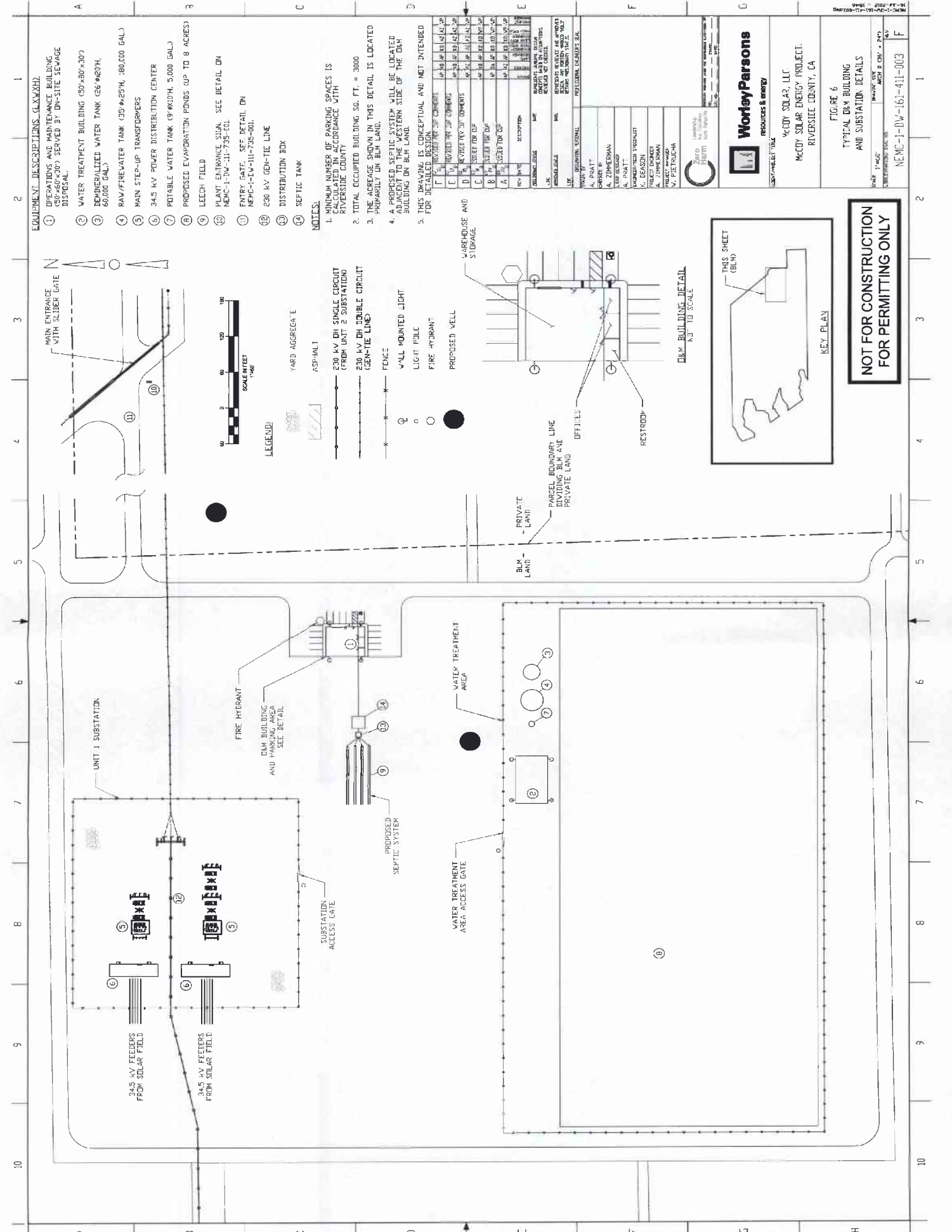


TYPICAL INVERTER ENCLOSURE
SCALE: 3/8"=1'-0"



TYPICAL TRANSFORMER FOUNDATION
SCALE: 3/8"=1'-0"

<p>WorleyParsons resources & energy</p>	
<p>PROJECT TITLE MCCOY SOLAR, LLC MCCOY SOLAR ENERGY PROJECT RIVERSIDE COUNTY, CA</p>	
<p>FIGURE 5 TYPICAL POWER CONVERSION STATION DETAILS</p>	
<p>SCALE: 3/8" = 1'-0" DATE: 08/11/11 DRAWN BY: J. SPT CHECKED BY: J. SPT</p>	
<p>PROJECT NUMBER NEWC-1-DW-161-11-002</p>	
<p>DATE: 08-11-11 11:00 AM</p>	



- EQUIPMENT DESCRIPTIONS (LXXX)XZ**
- OPERATIONS AND MAINTENANCE BUILDING (50'x60'x20') SERVED BY ON-SITE SEWAGE DISPOSAL.
 - WATER TREATMENT BUILDING (50'x80'x20')
 - DEMINERALIZED WATER TANK (26'x42'0H) 60,000 GAL.
 - RAW/FIREWATER TANK (35'x42'5H, 180,000 GAL.)
 - MAIN STEP-UP TRANSFORMERS
 - 34.5 KV POWER DISTRIBUTION CENTER
 - POTABLE WATER TANK (9'x12'0H) 5,000 GAL.
 - PROPOSED EVAPORATION PONDS (UP TO 8 ACRES)
 - LEECH FIELD
 - PLANT ENTRANCE SIGN. SEE DETAIL DN NEMC-1-DW-11-735-011
 - ENTRY GATE. SEE DETAIL DN NEMC-1-DW-11-738-001
 - 200 KV GEN-TIE LINE
 - DISTRIBUTION BOX
 - SEPTIC TANK

- NOTES:**
- MINIMUM NUMBER OF PARKING SPACES IS 10 PER 1,000 SQ. FT. OF FLOOR AREA. PROVIDE 10% ACCORDANCE WITH RIVERSIDE COUNTY.
 - TOTAL OCCUPIED BUILDING SQ. FT. = 3000
 - THE AGREEMENT SHOWN IN THIS DETAIL IS LOCATED PRIMARILY ON BLM LAND.
 - A PROPOSED SEPTIC SYSTEM WILL BE LOCATED ADJACENT TO THE WESTERN SIDE OF THE DRY BUILDING ON BLM LAND.
 - THIS IMAGING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.

LEGEND

YARD AGGREGATE	ASPHALT
230 KV OH SINGLE CIRCUIT (PROP. UNIT E SUBSTATION)	230 KV OH DOUBLE CIRCUIT (GEN-TIE LINE)
FENCE	WALL MOUNTED LIGHT
LIGHT PILE	FIRE HYDRANT
PROPOSED WELL	

REV	DATE	DESCRIPTION	BY	CHKD
1		ISSUED FOR CONCEPT		
2		REVISED FOR COMMENTS		
3		REVISED FOR COMMENTS		
4		ISSUED FOR CONCEPT		
5		ISSUED FOR CONCEPT		
6		ISSUED FOR CONCEPT		
7		ISSUED FOR CONCEPT		
8		ISSUED FOR CONCEPT		
9		ISSUED FOR CONCEPT		
10		ISSUED FOR CONCEPT		
11		ISSUED FOR CONCEPT		
12		ISSUED FOR CONCEPT		
13		ISSUED FOR CONCEPT		
14		ISSUED FOR CONCEPT		
15		ISSUED FOR CONCEPT		
16		ISSUED FOR CONCEPT		
17		ISSUED FOR CONCEPT		
18		ISSUED FOR CONCEPT		
19		ISSUED FOR CONCEPT		
20		ISSUED FOR CONCEPT		

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resources & energy

PROJECT TITLE
MCCOY SOLAR ENERGY PROJECT
RIVERSIDE COUNTY, CA

FIGURE 6
TYPICAL DRY BUILDING
AND SUBSTATION DETAILS

PROJECT NUMBER
NEMC-1-DW-161-411-003

DATE
11/14/2011

DESIGNED BY
A. PRATT

CHECKED BY
Z. PERMAN

APPROVED BY
A. PRATT

CONSTRUCTION FOREMAN
K. DEANEN

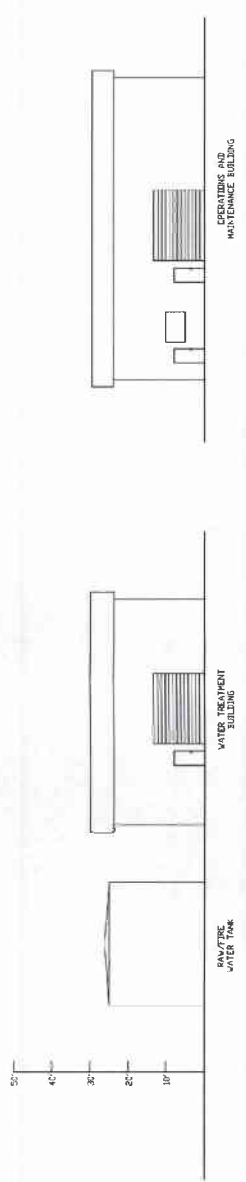
PROJECT ENGINEER
M. HARRIS

PROJECT MANAGER
V. PIETRUCHA

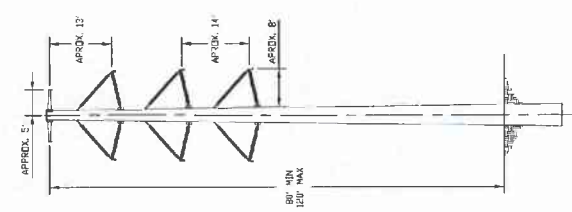
LOCATION
RIVERSIDE COUNTY, CA

NOT FOR CONSTRUCTION FOR PERMITTING ONLY

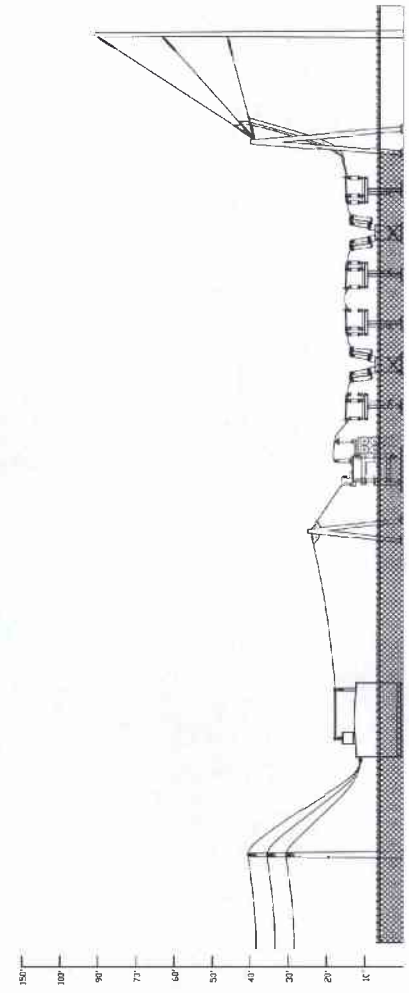
- NOTES:**
- BUILDING AND TANK FINISHES AND COLORS WILL BE COMPLEMENTARY WITH THE SURROUNDING ENVIRONMENT.
 - SEE NEMC-1-DW-111-002-006 FOR PLAN VIEW.
 - THIS DRAWING IS CONCEPTUAL AND IS NOT INTENDED FOR DETAIL DESIGN.



ELEVATION TYPICAL BUILDING AND WATER TANK
NOT TO SCALE



ELEVATION TYPICAL 230 KV DOUBLE CIRCUIT POLE
NOT TO SCALE



ELEVATION TYPICAL SUBSTATION EQUIPMENT
NOT TO SCALE

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	06/14/11	VP	VP	VP
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3	ISSUED FOR PERMIT	06/14/11	VP	VP	VP
4	ISSUED FOR PERMIT	06/14/11	VP	VP	VP
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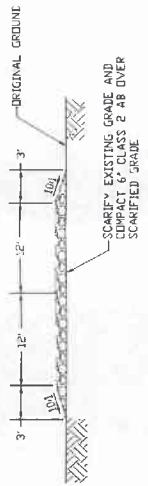
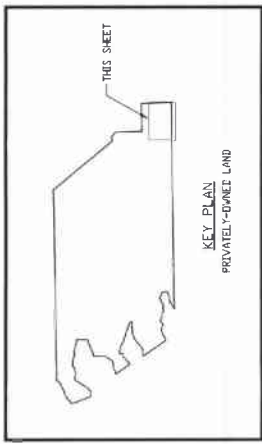
MECCO SOLAR, LLC
MECCO SOLAR ENERGY PROJECT
RIVERSIDE COUNTY, CA

FIGURE 7
TYPICAL ELEVATIONS

DATE: 06/14/11
DRAWN BY: VP
CHECKED BY: VP
APPROVED BY: VP

PROJECT NUMBER: NEMC-1-DW-111-002-1005

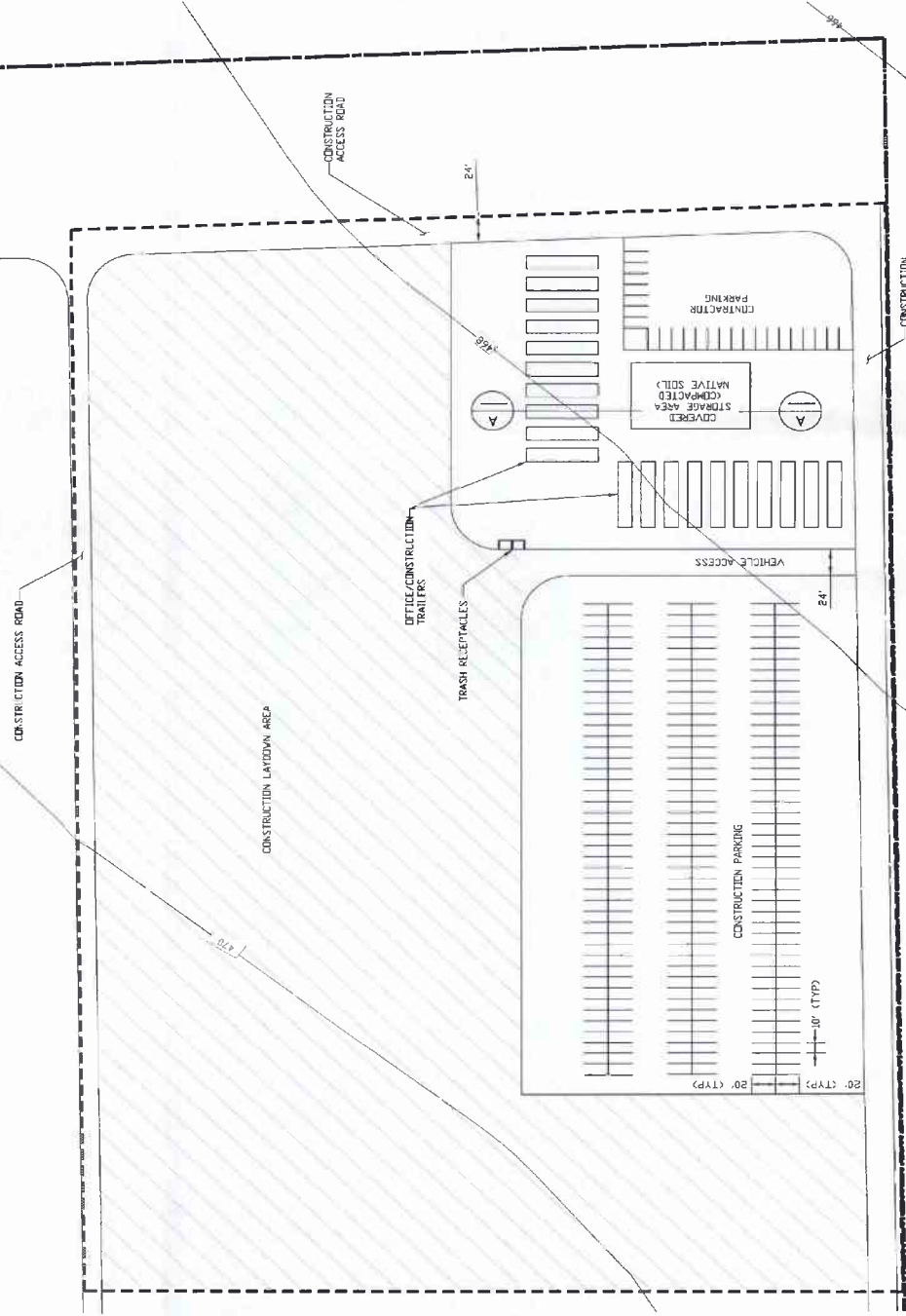
NOT FOR CONSTRUCTION FOR PERMITTING ONLY



24' WIDE CONSTRUCTION ACCESS ROAD
SECTION C-C DETAIL 2
NOT TO SCALE



SECTION A-A
1'-20'



CONSTRUCTION STAGING AND
LAYDOWN AREAS (5.5 ACRES TOTAL)
1"=50'
SCALE IN FEET

NOTES:

1. THE ACREAGE SHOWN IN THIS DETAIL IS LOCATED ON PRIVATELY-OWNED LAND.
2. CONSTRUCTION MATERIALS TO BE STORED WITHIN TEMPORARY LAYDOWN AREA COULD INCLUDE UNASSEMBLED TRACKING EQUIPMENT, PHOTOVOLTAIC PANELS, BULK ELECTRICAL EQUIPMENT, CONSTRUCTION MATERIALS SUCH AS WOOD, AS BOARDS, LARGE ROAD CONSTRUCTION VEHICLES SUCH AS WATER TRUCKS, BUMP TRUCKS, BACKHOES, ETC AND ROAD CONSTRUCTION AGGREGATE AND FRAC TANKS WILL BE STORED DURING THE INITIAL WEEKS OF CONSTRUCTION.
3. THE SITE WILL BE CLEARED AND GRUBBED, WITHOUT GRADING.
4. NO PAVEMENT EXCEPT ON MAIN ACCESS ROAD AS INDICATED ON DRAWING NEMC-1-DW-11-002-002. PARKINGS AND LAYDOWN AREAS WILL BE NATIVE.
5. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.

LEGEND:

- PRIVATE LAND BOUNDARY LINE
- PROJECT BOUNDARY LINE

E	A	REVISION	DATE	BY	CHKD	APP'D
D	A	ISSUED FOR PERMITS	10/10/2011	JL	JL	JL
C	A	ISSUED FOR PERMITS	10/10/2011	JL	JL	JL
B	A	ISSUED FOR PERMITS	10/10/2011	JL	JL	JL
A	A	ISSUED FOR PERMITS	10/10/2011	JL	JL	JL

DATE	10/10/2011	BY	JL	CHKD	JL	APP'D	JL
PROJECT TITLE	MCCOY SOLAR ENERGY PROJECT						
LOCATION	RIVERSIDE COUNTY, CA						
SCALE	1"=50'						
DRAWN BY	A. PRATT						
CHECKED BY	P. ZIMMERMAN						
DESIGNED BY	K. ZEASTEN						
PROJECT SPECIALIST	P. ZIMMERMAN						
PROJECT MANAGER	M. PILTRUCHA						

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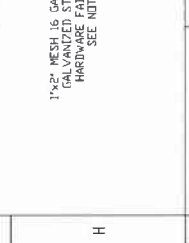
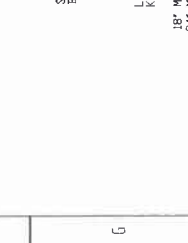
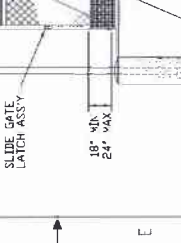
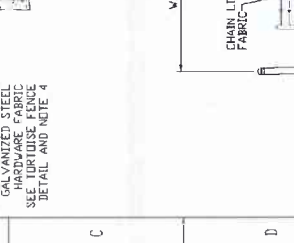
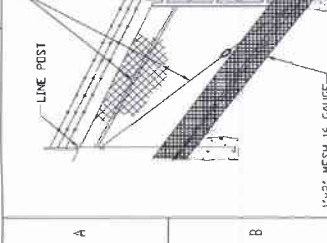
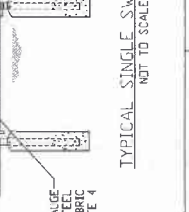
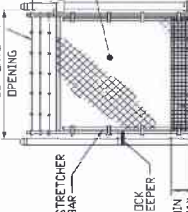
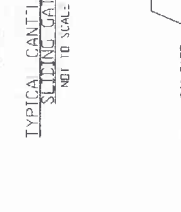
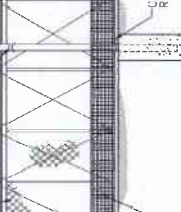
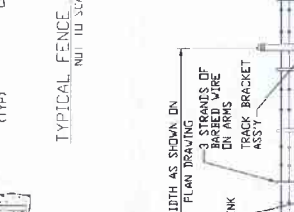
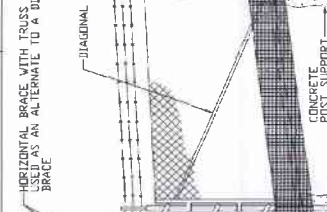
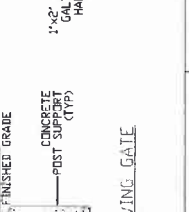
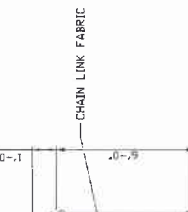
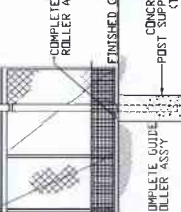
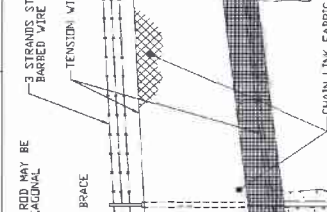
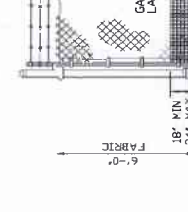
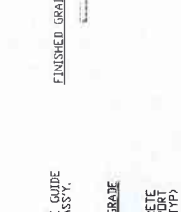
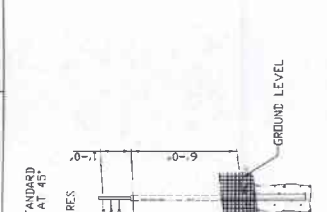
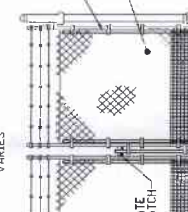
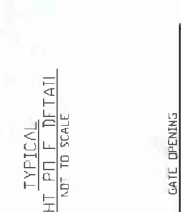
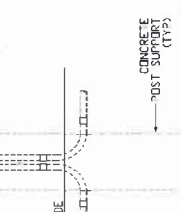
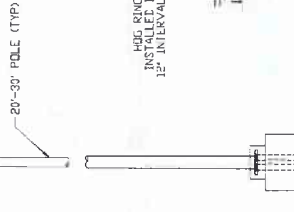
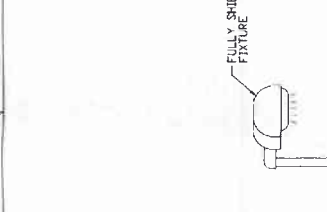
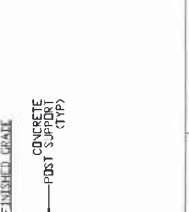
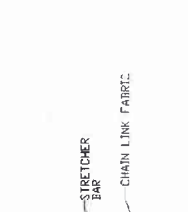
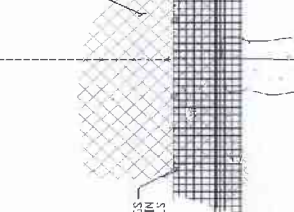
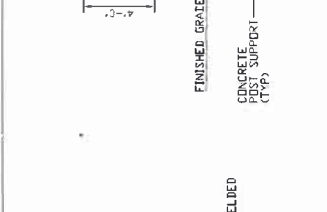
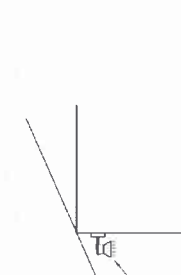
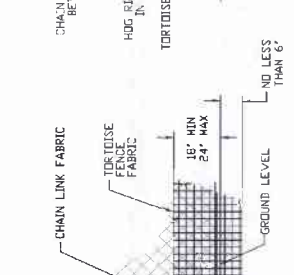
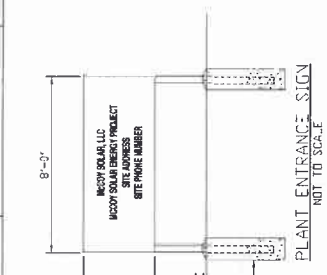
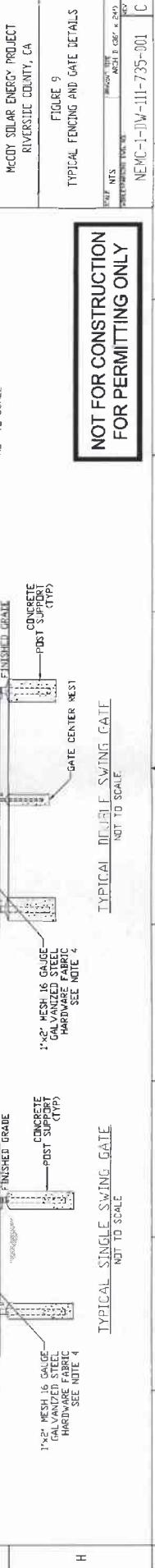
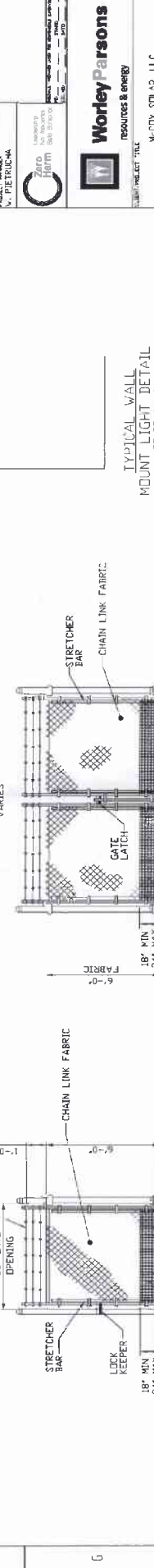
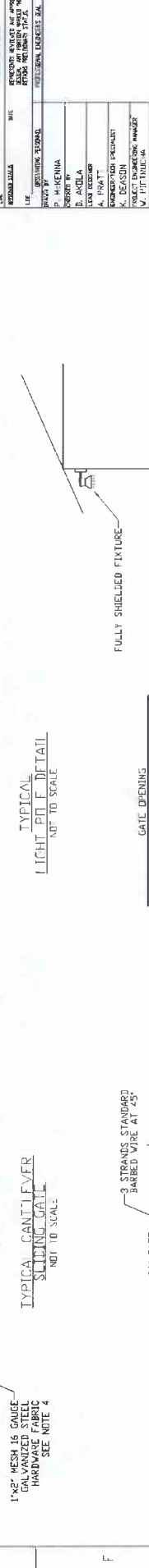
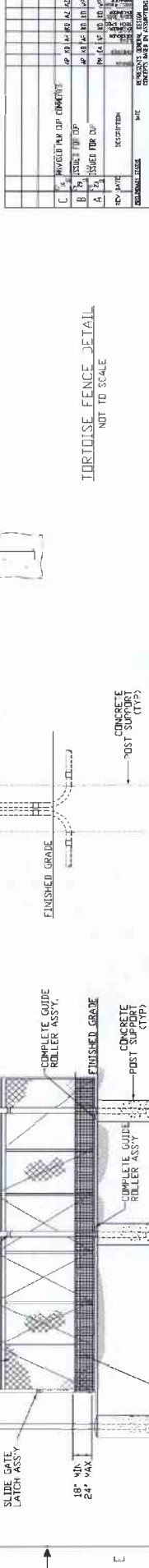
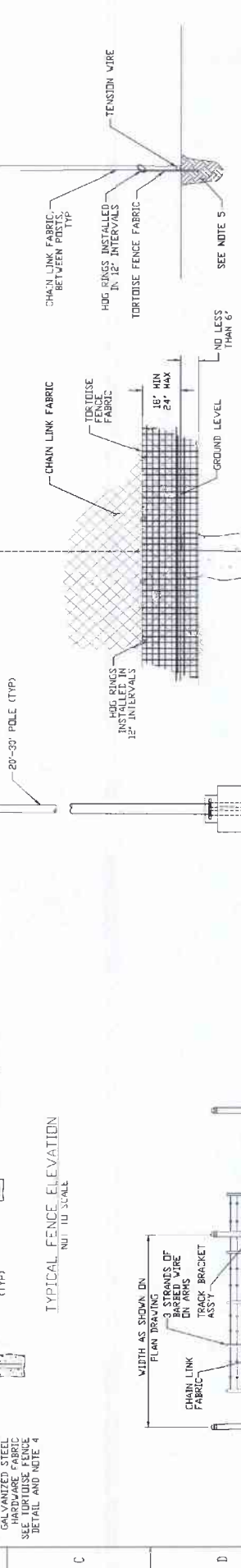
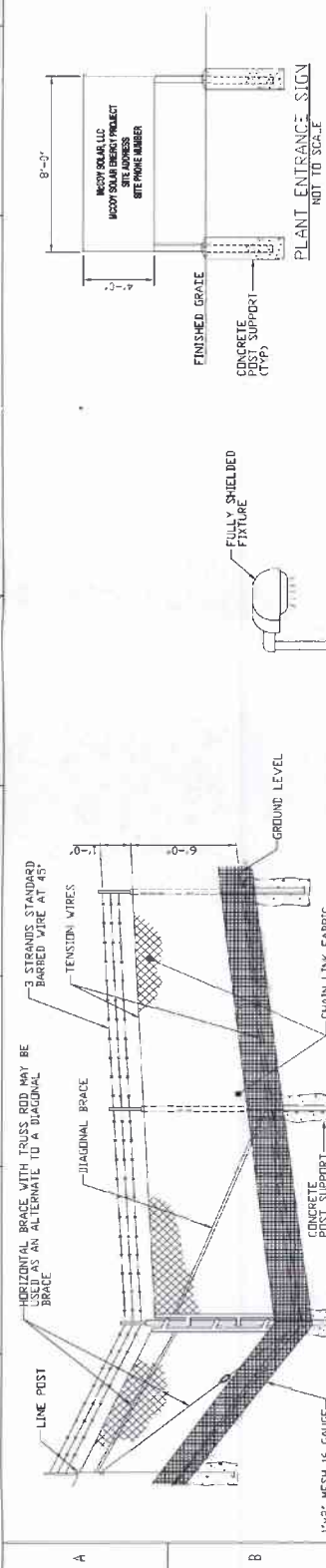
MCCOY SOLAR, LLC
MCCOY SOLAR ENERGY PROJECT
RIVERSIDE COUNTY, CA

FIGURE B
TYPICAL LAYDOWN AREA DETAILS

PROJECT TITLE: MCCOY SOLAR ENERGY PROJECT
PROJECT NO.: NEMC-1-DW-11-002-002
DATE: 10/10/2011
SCALE: 1"=50'

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- NOTES:**
1. LIGHTING FIXTURES WILL BE DESIGNED AND INSTALLED PER THE RIVERSIDE COUNTY ZONING ORDINANCE.
 2. LIGHTING FIXTURES WILL BE LOCATED IN AND NEAR EQUIPMENT MAINTENANCE AREAS, ABOVE DRIVEWAYS, AND WITHIN THE COMMON SERVICES AREA.
 3. PLANT ENTRANCE SIGN LOCATED AT PLANT MAIN ACCESS GATE.
 4. TORTOISE FENCE CLOTH TO BE ATTACHED TO CHAIN LINK FENCE FABRIC WITH HDG RINGS AT 12" MAXIMUM SPACING.
 5. BANKFELL TRENCH WITH EXCAVATED MATERIAL AND COMPACT.
 6. FENCING SETBACKS WILL BE DETERMINED DURING DETAILED DESIGN SO THAT ANY FENCING WILL BE WITHIN PROJECT BOUNDARY.
 7. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



REV	DATE	DESCRIPTION
A	10/15/20	ISSUED FOR DP
B	10/15/20	ISSUED FOR DP
C	10/15/20	ISSUED FOR DP
D	10/15/20	ISSUED FOR DP
E	10/15/20	ISSUED FOR DP
F	10/15/20	ISSUED FOR DP
G	10/15/20	ISSUED FOR DP
H	10/15/20	ISSUED FOR DP
I	10/15/20	ISSUED FOR DP
J	10/15/20	ISSUED FOR DP
K	10/15/20	ISSUED FOR DP
L	10/15/20	ISSUED FOR DP
M	10/15/20	ISSUED FOR DP
N	10/15/20	ISSUED FOR DP
O	10/15/20	ISSUED FOR DP
P	10/15/20	ISSUED FOR DP
Q	10/15/20	ISSUED FOR DP
R	10/15/20	ISSUED FOR DP
S	10/15/20	ISSUED FOR DP
T	10/15/20	ISSUED FOR DP
U	10/15/20	ISSUED FOR DP
V	10/15/20	ISSUED FOR DP
W	10/15/20	ISSUED FOR DP
X	10/15/20	ISSUED FOR DP
Y	10/15/20	ISSUED FOR DP
Z	10/15/20	ISSUED FOR DP

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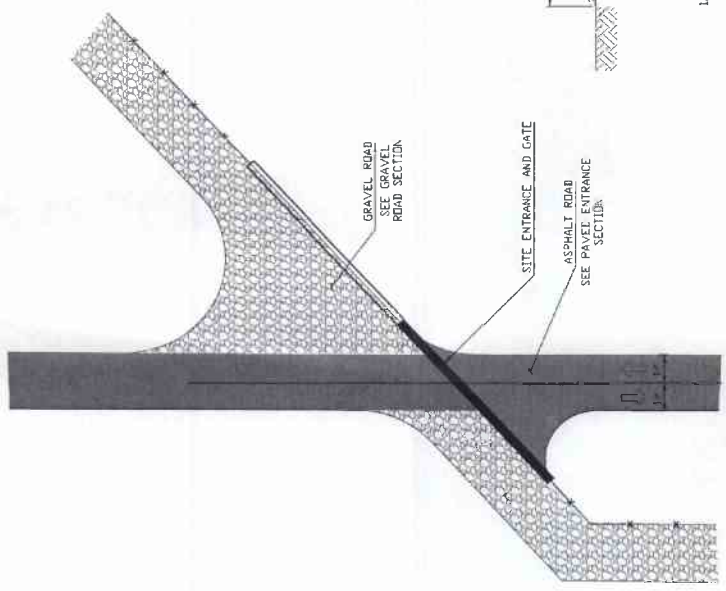
MCCOY SOLAR, LLC
MCCOY SOLAR ENERGY PROJECT
RIVERSIDE COUNTY, CA

FIGURE 9
TYPICAL FENCING AND GATE DETAILS

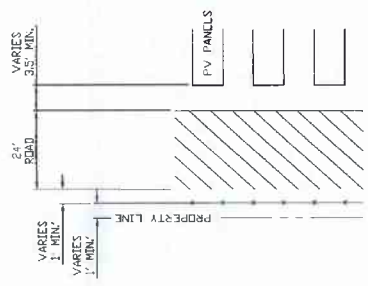
PROJECT NO. 10-111-735-001
DATE: 10/15/20

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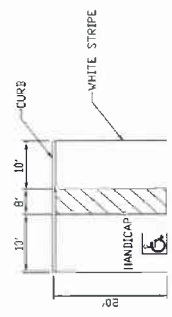
- NOTES:**
- SEE NEMC-1-DW-111-735-001 FOR FENCE DETAILS.
 - THIS DRAWING IS CONCEPTUAL AND IS NOT INTENDED FOR DETAILED DESIGN.



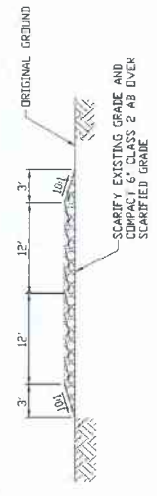
SITE ACCESS DETAIL
NOT TO SCALE



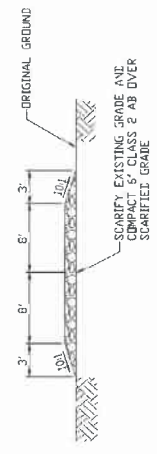
TYPICAL PROPERTY BOUNDARY DETAIL
NOT TO SCALE



PARKING SPACE DETAILS
NOT TO SCALE



24' WIDE GRAVEL ROAD SECTION (TYPICAL)
NOT TO SCALE



16' WIDE GRAVEL ROAD SECTION (TYPICAL)
NOT TO SCALE

- PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL/PAVEMENT ENGINEER.
- USE 1/2" GRADING SLOPES FROM THE ENTRANCE OF THE ROAD TO THE BUILDING AND BOTH SUBSTATIONS.

PAVED ENTRANCE ROAD SECTION
NOT TO SCALE

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMIT	10/15/2020	W. PIETRUCHA	W. PIETRUCHA
2	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
3	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
4	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
5	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
6	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
7	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
8	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
9	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
10	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
11	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
12	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
13	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
14	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
15	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
16	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
17	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
18	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
19	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
20	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
21	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
22	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
23	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
24	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
25	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
26	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
27	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
28	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
29	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
30	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
31	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
32	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
33	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
34	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
35	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
36	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
37	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
38	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
39	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
40	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
41	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
42	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
43	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
44	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
45	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
46	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
47	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
48	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
49	ISSUED FOR PERMIT	10/20/2020	W. PIETRUCHA	W. PIETRUCHA
50	REVISED PER CITY COMMENTS	10/20/2020	W. PIETRUCHA	W. PIETRUCHA



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McCoy Solar Energy Project
Riverside County, CA

FIGURE 10
TYPICAL ROAD DETAILS
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