

1 would occupy approximately 3,587 acres on privately-owned land under the jurisdiction of the County,
2 and approximately 334 acres located within the City of Blythe.

3 The primary difference between Alternatives 1 and 4 is the location of the 230 kV gen-tie line that
4 extends between the solar facility site and the Colorado River Substation. The Southern Alternative's gen-
5 tie line is the longest at 9.5 miles. Under Alternative 4, the gen-tie line would exit the southwestern
6 portion of the solar facility site and extend approximately four miles west to the Colorado River
7 Substation within a 125-foot ROW. To facilitate this alignment, an additional 10,000 feet of 230 kV gen-
8 tie line would need to be built on the solar facility site extending south from the proposed substation 3 and
9 angling west to the site boundary. The gen-tie line would continue westerly off-site across 3.4 miles of
10 BLM-managed lands and 0.6 mile of private lands before reaching the Colorado River Substation.

11 Under this alternative, the total length of the 230 kV gen-tie line both on-site and off-site would be 9.5
12 miles; 5.5 miles would be located on private lands within the array site boundary and 4.0 miles would be
13 located off-site. The total area of the ROW off-site would be about 60 acres (50 acres of BLM-managed
14 land and 10 acres of private land). The gen-tie line under this alternative would thus not parallel existing
15 or proposed transmission lines for 3 miles, in an area that does not have existing transmission lines, in
16 comparison to the other alternatives. Unlike the Approved Project, this Alternative would result in
17 impacts to undisturbed lands along that 3-mile stretch. Desert Tortoise was detected for Alternative 4,
18 while no state- or federal-listed wildlife was detected for the area of the Approved Project, and
19 Alternative 4 includes one more ephemeral channel crossing than the Approved Project. Alternative 4
20 would also result in greater cultural resource impacts than the Approved Project.

21 **5. Alternative 5: Reduced Acreage Alternative:** Similar to Alternative 1, Alternative 5
22 would include the interim agricultural-related actions, and the construction, operation, maintenance, and
23 potential decommissioning of a solar PV electrical generating facility and associated infrastructure;
24 however, Alternative 5 would eliminate development north of I-10. In comparison to the proposed
25 Project, Alternative 5 would reduce electrical generation from a maximum of 485 MW to a maximum of
26 315 MW. The alternating current solar PV facility would be located on a footprint of approximately 2,476
27 acres, reduced from 3,660 acres. The Reduced Acreage Alternative would include approximately 2,403
28

1 acres for the solar facility and 73 acres for the 230 kV gen-tie line. Components of the Reduced Acreage
2 Alternative that differ from the proposed Project would include the following:

3 **Solar facility site (2,403 total acres)**

- 4 • Up to two on-site substations (each approximately 90,000 square feet)
- 5 • One O&M building (approximately 3,500 square feet)
- 6 • One primary off-site access roads and several interior access roads

7 **Approximately 7.8 miles of 230 kV gen-tie transmission line**

- 8 • Approximately three miles would be located within the solar facility, which would
9 connect all on-site substations
- 10 • Approximately 4.8 miles would extend outside of the solar facility and would be
11 placed within a 125-foot-wide ROW and occupy 73 acres

12 The fenced-in solar PV electric generation facility would occupy approximately 2,403 acres on
13 privately owned land (all within the County of Riverside). Similar to the proposed Project, the portion of
14 the gen-tie line outside the solar facility site, from the southernmost substation to the Colorado River
15 Substation, would traverse 3.8 miles of BLM-managed lands (approximately 58 acres) and approximately
16 one mile of private land (approximately 15 acres). Similar to Alternative 1, at the end of the energy sales
17 contract term of Alternative 5, if the utility buyer is not available for extension or another energy buyer
18 does not emerge, the solar arrays and gen-tie line could be decommissioned and dismantled. Following
19 decommissioning and dismantling of the solar facility, the Alternative 5 site would be made available for
20 reversion to agricultural use.

21 *Reduced Acreage Alternative Project Facilities*

22 *230 kV Gen-tie Lines*

23 The Reduced Acreage Alternative would no longer extend a 230 kV overhead gen-tie line from an
24 on-site substation located north of I-10, as this alternative would eliminate all development north of I-10.
25 Therefore, the approximately 8.4-mile-long line associated with the proposed Project would be reduced
26 under this alternative. The Reduced Acreage Alternative would construct an approximately 7.8-mile-long
27 230 kV overhead gen-tie line from the proposed on-site substation located south of I-10 to the Colorado
28

1 River Substation, which is currently under construction. Approximately three miles of the gen-tie line
2 would be located within the solar facility. Similar to the proposed Project, the Reduced Acreage
3 Alternative 230 kV gen-tie line would also extend another 4.8 miles within a 125-foot-wide ROW from
4 the southernmost substation to the Colorado River Substation (3.8 miles would traverse BLM-managed
5 lands and one mile would traverse private land). The gen-tie line would run parallel to and immediately
6 south of the 500 kV Desert Southwest Transmission Line corridor. The gen-tie line poles and foundations
7 associated with the Reduced Acreage Alternative would be identical to those of the proposed Project.

8 *Access Road*

9 Under the Reduced Acreage Alternative, one access point to the solar facility is planned on Seeley
10 Avenue, accessible from the Neighbours Boulevard off-ramp from I-10. The primary access road would
11 be improved at the entrance to the site for 100 feet and would be 16 to 20 feet wide. Similar to the
12 proposed Project, unpaved access roads within the solar field would be 12 feet wide and constructed
13 approximately every 200 to 400 feet to allow access and maintenance of the solar panels.

14 The Reduced Acreage Alternative would not further State and County policies to the same degree
15 as Alternative 3. The Reduced Acreage Alternative would provide the least renewable energy for delivery
16 to the regional power grid in accordance with the California Renewables Portfolio Standard goals. It
17 would do less to assist the State of California in complying with the mandates established by Executive
18 Order S-14-08 requiring investor-owned utilities to purchase 33 percent of their energy portfolio from
19 renewable energy sources by 2020. It would not fulfill the County General Plan policies to the same
20 degree as the Approved Project, specifically, LU 15.15: "Permit and encourage, in an environmentally
21 and fiscally responsible manner, the development of renewable energy resources and related
22 infrastructure, including but not limited to, the development of solar power plants in the County of
23 Riverside.

24 The Reduced Acreage Alternative would also not fully meet the objectives for the Project.
25 Specifically, the Reduced Acreage Alternative would produce only up to 315 MW, versus 485 MW,
26 thereby failing to meet one of the Applicant's basic objectives. The Reduced Acreage Alternative will also
27 have less of a beneficial contribution in helping California achieve its Renewables Portfolio Standard
28

1 goals and on reducing net GHG emissions. Namely, California's objectives mandated by Senate Bill (SB)
2 1078 (California Renewable Portfolio Standard Program), (ii) AB 32 (California Global Warming
3 Solutions Act of 2006), and (iii) other local mandates adopted by the state's municipal electric utilities to
4 meet the requirements for the long the wholesale purchase of renewable electric energy for distribution to
5 their customers.

6 The Reduced Acreage Alternative would result in proportionately reduced impacts for a number of
7 resources including: agriculture, biological resources, cultural resources, geology and soils, hazards and
8 hazardous materials, hydrology and water quality, noise, paleontological resources, traffic and
9 transportation. However, the level of significance of these impacts would be the same under this
10 alternative as for the Approved Project because these are all project impacts that are less than significant
11 with mitigation. The Reduced Acreage Alternative would result in more consumption of fossil fuel based
12 energy as it would produce up to 170 MW less renewable energy for consumption in Southern California
13 than the Approved Project. The Reduced Acreage Alternative would also result in also result in less net
14 reduction of GHG emissions because it would produce less renewable energy, and so would have overall
15 greater impacts on GHG emissions than the Approved Project. Under the Reduced Acreage Alternative,
16 overall construction and decommissioning emissions would be lessened, but maximum daily PM₁₀
17 emissions would remain similar as they are under the Approved Project.

18 SECTION VII

19 CONSISTENCY WITH GENERAL PLAN

20 Through the imposition of conditions of approval, project design, Best Management Practices, and
21 mitigation measures, the Approved Project is consistent with Land Use Policies of the "Agriculture" and
22 "Rural Community: Estate Density Residential" land use designations, and the Approved Project is
23 consistent with these land use designations.

24 The Board adopts the discussion of General Plan consistency contained in the EIR/EA and in staff
25 reports. Some of the salient General Plan policies discussed in those documents are as follows:

- 26 a. Requires submittal of certain proposed actions to the Riverside County Airport Land Use
27 Commission for review. Such actions include proposed amendments to the general plan, area

1 plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes
2 (General Plan Policy LU 1.8).

3 b. Provide a broad range of land uses, including a range of residential, commercial, business,
4 industry, open space, recreation and public facility uses (General Plan Policy LU 2.1).

5 c. Ensure that development does not exceed the ability to adequately provide supporting
6 infrastructure and services (General Plan Policy LU 5.1).

7 d. Require land uses to develop in accordance with the Riverside County General Plan (RCGP) and
8 area plans to ensure compatibility and minimize impacts (General Plan Policy LU 6.1)

9 e. Public facilities shall also be allowed in any other land use designation except for the Open Space-
10 Conservation and Open Space- Conservation Habitat land use designations. For purposes of this
11 policy, a public facility shall include all facilities operated by the federal government, the State of
12 California, the County of Riverside, any special district governed by the County of Riverside or
13 any city, and all facilities operated by any combination of these agencies (General Plan Policy LU
14 6.2).

15 f. Accommodate the development of a balance of land uses that maintain and enhance the County's
16 fiscal viability, economic diversity and environmental integrity (General Plan Policy LU 7.1).

17 g. Provide for the permanent preservation of open space lands that contain important natural
18 resources, hazards, water features, watercourses, and scenic and recreational values (General Plan
19 Policy LU 8.1)

20 h. Require that development protect environmental resources by compliance with the Multipurpose
21 Open Space Element of the RCGP and federal and state regulations such as CEQA, NEPA, the
22 Clean Air Act, and the Clean Water Act (General Plan Policy LU 8.2).

23 i. Require that new development contribute their fair share to fund infrastructure and public facilities
24 such as police and fire facilities (General Plan Policy LU 9.1).

25 j. Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the
26 traveling public (General Plan Policy LU 13.1)

- 1 k. Require new or relocated electric or communication distribution lines, which would be visible
2 from Designated and Eligible State and County Scenic Highways, to be placed underground
3 (General Plan Policy LU 13.5).
- 4 l. Locate new and relocated utilities underground when possible. All remaining utilities shall be
5 located or screened in a manner that minimizes their visibility by the public (General Plan Policy
6 C 25.2).
- 7 m. Permit and encourage, in an environmentally and fiscally responsible manner, the development of
8 renewable energy resources and related infrastructure, including but not limited to, the
9 development of solar power plants in the County of Riverside (General Plan Policy LU 15.15)
- 10 n. Permit and encourage the use of passive solar devices and other state-of-the-art energy resources
11 (General Plan Policy OS 11.3).
- 12 o. Ensure that no structures or activities encroach upon or adversely affect the use of navigable
13 airspace (General Plan Policy LU 14.7).
- 14 p. Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for
15 high-value crop production (General Plan Policy LU 16.4).

16 The Approved Project is located within the County's Agriculture" and "Rural Community: Estate
17 Density Residential" land use designations. The County's General Plan Policies do not forbid
18 development. The Approved Project is a conditionally permitted use under the W-2-10, W-2-5, and A-1-
19 10 zones. It would be authorized pursuant to the approval of a CUP in compliance with Riverside County
20 Board of Supervisor's Policy B-29.

21 Here, substantial evidence in the record – including the following – demonstrates that the
22 Approved Project is consistent with the County's General Plan Policies:

- 23 • I-10 has been identified by the County of Riverside as eligible for designation as a scenic corridor;
24 however, it is not a State- or County-designated scenic highway. The solar facility would be
25 consistent with visual policies contained in the RCGP (2003) and the Palo Verde Valley Area Plan
26 (PVVAP) (2008). The RCGP and the PVVAP both contain policies to protect the scenic quality of
27 views from designated and eligible scenic highways. The proposed 34.5 kV distribution lines
28

1 would be placed above-ground along Hobson Way, which would be within view from a scenic
2 highway. The distribution lines are consistent with the Riverside County General Plan Policies LU
3 13.5 and C 25.2 because such policies require only preservation of existing areas that are not
4 currently occupied by utility lines. Here, the distribution lines would be parallel to existing
5 distribution lines and therefore consistent with these policies.

- 6 • Implementation of the Approved Project would result in the construction of solar facilities, and
7 related facilities. Accordingly, there would be a temporary loss of agricultural uses in the
8 Approved Project area. The Applicant would continue agricultural operations in areas of the
9 Project area that are proposed to be developed during later phases. This would slow the
10 conversion of agricultural lands; however, the Approved Project would ultimately construct solar
11 arrays and ancillary facilities over the entire site. The Approved Project does not propose to pave,
12 remove, or significantly alter the agricultural soil that currently exists at the Approved Project
13 area. Rather, the solar panels would be built atop the relatively flat soil lots, leaving the farming
14 soil relatively undisturbed and available for crop cultivation at the end of the Approved Project's
15 life, should the parcels revert to agricultural land. Implementation of Mitigation Measure
16 Agriculture-1 would provide various options for the Applicant to reduce the severity of the impact
17 of the temporary loss of Important Farmland, resulting in a less than significant impact and further
18 assuring consistency with General Plan agricultural policies.
- 19 • The Approved Project and a portion of the gen-tie line would be on private land zoned by
20 Riverside County as Light Agriculture (A-1-10) and land zoned by the City of Blythe as
21 Agriculture (A); the gen-tie line that would traverse BLM-managed land is not zoned for
22 agricultural uses. With implementation of the Approved Project, land zoned for agricultural uses
23 would be subjected to solar uses allowed as conditional uses in such zones.
- 24 • Construction and operation of the O&M buildings, substations, and equipment pads would create
25 new areas of impermeable surfaces that could potentially interfere with groundwater recharge;
26 however, the new impermeable surfaces would be minimal in comparison to the total solar
27 facility area which would be left in a pervious condition and would not significantly interfere
28

1 with groundwater recharge. Water supplies required for construction, operation, and maintenance
2 of the Approved Project would be provided by Palo Verde Irrigation District (PVID) water
3 entitlements that currently support the agricultural operations on-site; these operations are not
4 currently supported by groundwater wells. The Water Supply Assessment conducted for the
5 Project determined that adequate water supplies exist to serve the Project over the life of the
6 Project (construction, operation and maintenance, and decommissioning). Because of the
7 similarities of the Approved Project to the Project, those conclusions also apply to the Approved
8 Project. The great majority of water for the Approved Project (i.e., all of the non-potable water)
9 would not be delivered by a public water system or using public water system connections. The
10 Approved Project would use existing water infrastructure that currently delivers irrigation water
11 from the PVID. Riverside County Community Service Area #122 (CSA #122) has substantiated
12 its intention to provide this potable supply by issuing a will-serve letter (October 26, 2012 c/o
13 Steve H. Jones – Manager) for the Approved Project’s limited potable water needs. CSA #122
14 has provided a will-serve letter for the small amount (up to 150 gallons per day) of potable water
15 for the two O&M buildings. The Approved Project would result in a beneficial increase in
16 available PVID water supply due to the reduction in water demand for the Approved Project
17 compared to existing agricultural use. The Approved Project is consistent with the General
18 Plan’s policies relating to hydrology and water supply.

19 Accordingly, as confirmed by substantial evidence in the record and as stated in the EIR prepared
20 and circulated for the Project, the Approved Project "is consistent with the County’s Agriculture” and
21 “Rural Community: Estate Density Residential” land use designations of the Riverside County General
22 Plan." The design features of the Approved Project, as well as its compliance with applicable laws,
23 ordinances, regulations, and standards, and the use of industry standard operating procedures (e.g.,
24 WECC) would avoid or reduce impacts related to construction and operation of the Approved Project.

25 The Approved Project is also consistent with the spirit and intent of the General Plan as a whole.
26 Guidance issued by the Governor's Office of Planning and Research (General Plan Guidelines, 2003, p.
27
28

1 164) confirms that a project is properly found consistent with an applicable general plan if the project will
2 further the overall objectives and policies of the general plan and not obstruct their attainment.

3 The Approved Project is consistent with and will further the overall objectives and policies of the
4 General Plan as a whole. The County has adopted County-wide policies that are specific to solar
5 resources, such as those provided by the Project. General Plan Policy LU 15.15 specifically states:
6 "Permit and encourage in an environmentally and fiscally responsible manner, the development of
7 renewable energy resources and related infrastructure, including but not limited to, the development of
8 solar power plants in the County of Riverside." The Approved Project is consistent with the General
9 Plan's encouragement of the development of solar plants.

10 Additionally, General Plan Policy LU 8.2 states: "Require that development protect environmental
11 resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and
12 State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act." The Approved
13 Project has undergone comprehensive CEQA, NEPA, and related environmental review as part of the
14 County's consideration of the Approved Project. Moreover, the construction of the Approved Project (a
15 solar power plant) will reduce the region's reliance on electricity generated by fossil fuels as well as the
16 pollutants that fossil fuel-dependent generation creates. Accordingly, the Approved Project is consistent
17 with and furthers this policy as well.

18 **SECTION VIII**

19 **CERTIFICATION OF THE EIR/EA**

20 The County and its Board of Supervisors have reviewed and considered the EIR/EA in evaluating
21 the Approved Project. The Board certifies that the EIR/EA is an accurate and objective statement that has
22 been prepared in compliance with the Public Resources Code and the CEQA Guidelines. The EIR/EA,
23 reflects the independent judgment of the Board of Supervisors. The Board of Supervisors consequently
24 certifies the EIR/EA.

25 The Board of Supervisors declares that no new significant information as defined by CEQA
26 Guidelines section 15088.5 has been discovered or received by the County that would require
27 recirculation. While additional information has been included in the Final EIR/EA, and in materials

1 presented to the County and to the Board of Supervisors after the Draft EIR/EA was circulated, that
2 additional information clarifies or amplifies an adequate EIR and does not show significant new
3 information. Specifically, the additional information does not show that:

4 (1) A new significant environmental impact would result.

5 (2) A substantial increase in the severity of an environmental impact would result.

6 (3) A feasible project alternative or mitigation measure considerably different from others
7 previously analyzed would clearly lessen the significant environmental impacts, but the project's
8 proponents decline to adopt it.

9 (4) The Draft EIR/EA was so fundamentally and basically inadequate and conclusory in nature
10 that meaningful public review and comment were precluded.

11 Based on the foregoing, and having reviewed the information contained in the Final EIR/EA and
12 in the record of these proceedings, including the comments on the Draft EIR/EA and the responses
13 thereto, staff reports, and the other above-described information, the Board of Supervisors finds that no
14 significant new information has been added since public notice was given of the availability of the Draft
15 EIR that would require recirculation.

16 The Board accordingly certifies that its findings are based on full appraisal of all of the evidence
17 contained in the EIR/EA, as well as the evidence and other information in the record addressing the
18 EIR/EA.

19 SECTION IX

20 ADOPTION OF MITIGATION MONITORING AND REPORTING PROGRAM

21 Pursuant to Public Resources Code section 21081.6, the Board of Supervisors adopts the
22 Mitigation Monitoring and Reporting Program attached to this Resolution as Exhibit "A" and
23 incorporated herein by reference. In the event any inconsistencies between the mitigation measures as set
24 forth herein and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and
25 Reporting Program shall control. References in the Mitigation Monitoring and Reporting Program to the
26 "Project" shall be deemed to be references to the Approved Project.

1 **SECTION X**

2 **PROJECT APPROVAL**

3 Based upon the entire administrative record before the Board of Supervisors, including the above
4 findings and all written and oral evidence presented during the administrative process, the Board of
5 Supervisors hereby approves the Approved Project which includes Conditional Use Permit No. 3685,
6 Public Use Permit No. 913, Change of Zone application CZ No. 7831, and Development Agreement
7 No. 79.

8 **SECTION XI**

9 **CUSTODIAN OF THE RECORD**

10 The custodians of the documents and materials that constitute the record on which this decision is
11 based are the Clerk of the Board of Supervisors and the County Planning Department. These documents
12 and materials are located at 4080 Lemon Street, Riverside, California. This information is provided in
13 compliance with Public Resources Code section 21081.6.

14 **SECTION XII**

15 **STAFF DIRECTION**

16 The Board of Supervisors hereby directs staff to prepare, execute, and file a Notice of
17 Determination with the Riverside County Clerk’s Office and the Office of Planning and Research within
18 five (5) working days of adoption of this Resolution.

19 **PASSED, APPROVED, AND ADOPTED** at a regular meeting of the Board of Supervisors held
20 on the ____ day of _____, 2015.

21
22
23 Marion Ashley, Chairman of the Board

24 ROLL CALL:

25 Ayes:

26 Nays:

27 Absent:

1 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on
2 the date therein set forth.

4 KECIA HARPER-IHEM, Clerk of said Board

5 By _____

6 Deputy

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RESOLUTION NO. 2015-057

EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM

The County of Riverside (County) will adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 CEQA Guidelines. As a condition of approval of the Bureau of Land Management's (BLM's) Right of Way Grant, the BLM will adopt this MMRP in order to mitigate identified environmental impacts. The purpose of the MMRP is to ensure that the Project, which is the subject of the Final EIR/EA, comply with all applicable environmental mitigation requirements. The mitigation measures for the Project will be adopted by the County, in conjunction with the adoption of the Final EIR/EA. The mitigation measures have been integrated into this MMRP. Within this document, the approved mitigation measures are organized and referenced by subject category. The mitigation measures are provided in the table. The specific mitigation measures are identified, as well as the monitoring method, responsible monitoring party, monitoring phase, verification/approval party, date mitigation measure verified or implemented, location of documents (monitoring record), and completion requirement for each mitigation measure.

The mitigation measures applicable to the Project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, and/or reducing or eliminating impacts over time by maintenance operations during the life of the action. Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to CEQA, to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The County is the designated CEQA lead agency for the MMRP. The County is responsible for review of all monitoring reports, enforcement actions, and document disposition as it relates to impacts within the County's jurisdiction. The County will rely on information provided by the monitor as accurate and up to date and will field check mitigation measure status as required.

A record of the MMRP will be maintained at:

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

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

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BLTYHE MESA SOLAR PROJECT - Mitigation, Monitoring and Reporting Program

RESOURCE TOPIC	MITIGATION MEASURE	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	MONITORING PHASE	VERIFICATION APPROVAL PARTY	DATE MITIGATION MEASURE VERIFIED OR IMPLEMENTED	COMPLETION REQUIREMENT
Agriculture	<p>Prior to issuance of a grading permit, the Applicant shall provide written evidence of completion of at least one of the following measures to mitigate the impact to agricultural resources caused by conversion of land subject to the grading permit to non-agricultural uses. Important farmlands include Prime Farmlands, Farmlands of Statewide Importance, and Unique Farmlands as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency that is in effect as of the date of approval of the Project.</p> <ol style="list-style-type: none"> Acquire and record agricultural conservation easement(s) meeting the following criteria: <ol style="list-style-type: none"> Two acres placed under conservation easement for each net acre of important Farmland converted to non-agricultural uses during the life of the Project. A plot plan shall be submitted substantiating the net acreage calculation, which shall be consistent with the definition of "Net Acreage" in County Policy B-29; Land subject to the conservation easement shall be located in Riverside County and must be of the same or higher State of California Department of Conservation farmland classification (Prime Farmland or Farmland of Statewide Importance) as the land that has been converted to non-agricultural uses; The conservation easement must be held by a third party having the capacity to hold such an easement and in an easement form acceptable to Riverside County; The Applicant must provide to the easement holder an endowment sufficient to generate funds for ongoing monitoring and enforcement of the easement. Purchase of credits from an established agricultural land mitigation bank in an amount sufficient to achieve a level of protection at least equivalent to Mitigation Measure Agriculture-1 above; Contribution of agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California in an amount sufficient to achieve a level of protection at least equivalent to Mitigation Measure Agriculture-1 above; or Participation in any agricultural land mitigation program adopted by Riverside County that provides equal or more effective mitigation than the measures listed above. 	<p>The Riverside County Planning Department shall verify that the Applicant has completed one or more of the measures to mitigate the impact to important Farmland caused by conversion of land subject to the grading permit to non-agricultural uses.</p>	Riverside County Planning Department	Prior to grading the issuance of a grading permit	Riverside County Planning Department		
Biological Resources	<p>The Project Inspector shall monitor the work area bi-weekly during ground disturbing construction activities. The Project Inspector shall conduct monitoring for any area subject to disturbance from construction activities that may impact biological resources. The Project Inspector's duties include minimizing impacts to special-status species, native vegetation, wildlife habitat, and unique resources.</p>	<p>The Riverside County Planning Department shall verify that the Project Inspector has flagged the boundaries of biologically sensitive areas and has employed BMPs to prevent loss of habitat caused by Project-related impacts</p>	Riverside County Planning Department designated biologist and BLM.	Prior to grading and during construction.	Riverside County Planning Department and BLM.		

¹ The County of Riverside's Board of Supervisor's Policy B-29 defines "Net Acreage" as all areas involved in the production of power including, but not limited to, the power block, solar collection equipment, areas contiguous to solar collection equipment, transformers, transmission lines and/or piping, transmission facilities (on and off site), service roads regardless of surface type - including service roads between panels or collectors, structures, and fencing surrounding all such areas. Net acreage shall not include off-site access roads or areas specifically set aside either as environmentally sensitive or designated as open space, and shall not include the fencing of such set aside areas.

RESOURCE TOPIC	MITIGATION MEASURE	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	MONITORING PHASE	VERIFICATION APPROVAL PARTY	DATE MITIGATION MEASURE VERIFIED OR IMPLEMENTED	COMPLETION REQUIREMENT
	<p>Where appropriate, the inspector will flag the boundaries of biologically sensitive areas and monitor any construction activities in these areas to ensure that ground disturbance activities and impacts occur within designated limits. The Project inspector will also be responsible for ensuring the BMPs shall be employed to prevent loss of habitat caused by Project-related impacts (e.g., grading or clearing for new roads) within the gen-tie line corridor. The resume of the proposed Project inspector will be provided to the BLM (as appropriate) for concurrence prior to onset of ground-disturbing activities. The Project inspector will have demonstrated expertise with the biological resources within the Project area.</p>	<p>within the gen-tie line corridor.</p>					
Biology-2	<p>Desert Tortoise Protection</p> <p>(1) Qualified Biologist. In the following measures, a "qualified biologist" is defined as a person with appropriate education, training, and experience to conduct tortoise surveys, monitor project activities, provide worker education programs, and supervise or perform other implementing actions. The person must demonstrate an acceptable knowledge of tortoise biology, desert tortoise impact minimization techniques, habitat requirements, sign identification techniques, and survey procedures. Evidence of such knowledge may include work as a compliance monitor on a project in desert tortoise habitat, work on desert tortoise trend plot or transect surveys, conducting surveys for desert tortoise, or other research or field work on desert tortoise. Attendance at a training course endorsed by the agencies (e.g., Desert Tortoise Council tortoise training workshop) is a supporting qualification.</p> <p>A qualified biologist will be on-site during all construction. The qualified biologist shall conduct a pre-construction clearance survey of the Project area, watch for tortoises wandering into the construction areas, check under vehicles, and examine excavations and other potential pitfalls for entrapped animals. The qualified biologist will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with the Field Contact Representative (FCR) (described below). The qualified biologist shall have the authority to halt all Project activities that are in violation of these measures or that may result in the take of a tortoise. The qualified biologist shall have a copy of this letter when work is being conducted on the site. The qualified biologist is not authorized to handle or relocate desert tortoises as part of this project.</p>	<p>1) The Riverside County Planning Department shall verify that a qualified biologist demonstrates an acceptable knowledge of tortoise biology, desert tortoise impact minimization techniques, habitat requirements, sign identification techniques, and survey procedures. The Riverside County Planning Department shall verify that a qualified biologist is on-site during all construction. The Riverside County Planning Department shall verify the qualified biologist is responsible for overseeing compliance with desert tortoise protective measures and for coordination with the Field Contact Representative (FCR). The Riverside County Planning Department shall verify the qualified biologist has a copy of this letter when work is being conducted on the site.</p>	<p>1) Riverside County Planning Department and USFWS.</p>	<p>1) Prior to grading and during construction</p>	<p>1)</p>	<p>1)</p>	
Biology-2	<p>Desert Tortoise Protection (continued)</p> <p>(2) Preconstruction Clearance Survey. The qualified biologist shall conduct a preconstruction clearance survey of the Project area. Transects for clearance surveys will be spaced 15 feet apart. Clearance will be considered complete after two successive surveys have been conducted without finding any desert tortoises. Clearance surveys must be conducted during the active season for desert tortoises (April through May or September through October). The qualified biologist is not authorized to handle or relocate desert tortoises as part of this project. If a tortoise or tortoise burrow is located during clearance surveys, the USFWS will be contacted for direction on how to proceed.</p>	<p>2) The Riverside County Planning Department shall verify that a preconstruction clearance survey has been conducted by the qualified biologist during the active season for desert tortoises (April through May or September through October).</p>	<p>2) Riverside County Planning Department designated biologist</p>	<p>2) Prior to grading.</p>	<p>2) Riverside County Planning Department and USFWS.</p>	<p>2)</p>	<p>2)</p>

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Biology-2	<p>Desert Tortoise Protection (continued)</p> <p>(3) Field Contact Representative: The Project Applicant will designate a FCR who will be responsible for overseeing compliance with desert tortoise protective measures and for coordinating with the USFWS. The FCR will have the authority to halt all Project activities that are not in compliance with the measures in this letter. The FCR will have a copy of this letter when work is being conducted on the site. The FCR may be an agent for the company, the site manager, any other Project employee, a biological monitor, or other contracted biologist. Any incident occurring during the Project activities that is considered by the qualified biologist to be in non-compliance with these measures will be documented immediately by the qualified biologist. The FCR will ensure that appropriate corrective action is taken. Corrective actions will be documented by the qualified biologist. The following incidents will require immediate cessation of the Project activities causing the incident: (1) location of a desert tortoise within the exclusion fencing; (2) imminent threat of injury or death to a desert tortoise; (3) unauthorized handling of a desert tortoise, regardless of intent; (4) operation of construction equipment or vehicles outside a project area cleared of desert tortoise, except on designated roads; and (5) conducting any construction activity without a biological monitor where one is required.</p>	<p>3) The Riverside County Planning Department shall verify that the FCR is responsible for overseeing compliance with desert tortoise protective measures and for coordinating with the USFWS. The Riverside County Planning Department shall verify that the FCR will have a copy of this letter when work is being conducted on the site.</p>	<p>3) Riverside County Planning Department.</p>	<p>3) Prior to grading and construction.</p>	<p>3) Riverside County Planning Department and USFWS.</p>	<p>3)</p>	<p>3)</p>
Biology-2	<p>Desert Tortoise Protection (continued)</p> <p>(4) Worker Training: Prior to the onset of construction activities, a desert tortoise education program will be presented by the FCR or qualified biologist to all personnel who will be present on work areas within the Project area. Following the onset of construction, any new employee will be required to formally complete the tortoise education program prior to working on-site. At a minimum, the tortoise education program will cover the following topics:</p> <ul style="list-style-type: none"> • A detailed description of the desert tortoise, including color photographs; • The distribution and general behavior of the desert tortoise; • Sensitivity of the species to human activities; • The protection the desert tortoise receives under the Act, including prohibitions and penalties incurred for violation of the Act; • The protective measures being implemented to conserve the desert tortoise during construction activities; and • Procedures and a point of contact if a desert tortoise is observed on-site. 	<p>4) The Riverside County Planning Department shall verify that all employees of the Applicants and their contractors who work on have participated in a tortoise education program.</p>	<p>4) The Riverside County Planning Department.</p>	<p>4) Prior to grading and construction.</p>	<p>4) Riverside County Planning Department.</p>	<p>4)</p>	<p>4)</p>
Biology-2	<p>Desert Tortoise Protection (continued)</p> <p>(5) Site Fencing: Desert tortoise exclusion fencing will be installed around the Project area. The fence will adhere to USFWS design guidelines, available at: http://www.fws.gov/venturaispecies_information/protocols_guidelines/docs/dtdt_Exclusion-Fence_2005.pdf. The qualified biologist will conduct a clearance survey before the tortoise fence is enclosed to ensure no tortoises are on the Project area. If a tortoise is found, all construction activity will halt and the USFWS contacted for direction on how to proceed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain the integrity of the tortoise barrier.</p>	<p>5) The Riverside County Planning Department authorized biologist shall verify that work area boundaries are delineated with flagging or fencing to minimize surface disturbance associated with vehicle straying.</p>	<p>5) The Riverside County Planning Department authorized biologist.</p>	<p>5) During construction, decommissioning, and ground disturbing activities.</p>	<p>5) Riverside County Planning Department.</p>	<p>5)</p>	<p>5)</p>

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	<p>Fencing around the Project area will include a desert tortoise exclusion gate. This gate will remain closed at all times, except when vehicles are entering or leaving the Project area. If it is deemed necessary to leave the gate open for extended periods of time (e.g., during high traffic periods), the gate may be left open as long as a qualified biologist is present to monitor for tortoise activity in the vicinity. Sites with potential hazards to desert tortoise (e.g., auger holes, steep-sided depressions) that are outside of the desert tortoise exclusion fencing will be fenced by installing exclusionary fencing, or not left unfilled overnight.</p> <p>Desert Tortoise Protection (continued)</p> <p>Biology-2</p> <p>(6) Refuse Disposal: All trash and food items shall be promptly contained within closed, raven-proof containers. These will be regularly removed from the Project area to reduce the attractiveness of the area to common ravens and other desert predators. The FCR will be responsible for ensuring that trash is removed regularly from the site such that containers do not overflow, and that the trash containers are kept securely closed when not in use.</p>	<p>6) The Riverside County Planning Department authorized biologist shall verify that that trash is removed regularly from the site such that containers do not overflow, and that the trash containers are kept securely closed when not in use.</p>	<p>6) The Riverside County Planning Department authorized biologist.</p>	<p>6) During construction, decommissioning, and ground disturbing activities.</p>	<p>6) Riverside County Planning Department.</p>	<p>6)</p>	<p>6)</p>
	<p>Desert Tortoise Protection (continued)</p> <p>Biology-2</p> <p>(7) Tortoises under vehicles: The underneath of vehicles parked outside of desert tortoise exclusion fencing will be inspected immediately prior to the vehicle being moved. If a tortoise is found beneath a vehicle, the vehicle will not be moved until the desert tortoise leaves of its own accord.</p> <p>(8) Tortoises on roads: If a tortoise is observed on or near the road accessing the Project area, vehicular traffic will stop and the tortoise will be allowed to move off the road on its own.</p> <p>(9) Tortoise Observations: No handling of desert tortoise or burrow excavation is allowed as part of the proposed action. If a tortoise is observed outside of exclusion fencing, construction will stop and the tortoise allowed to move out of the area on its own. If a tortoise or tortoise burrow is observed within the exclusion fencing, all construction will stop, and the USFWS contacted for direction on how to proceed.</p> <p>The following activities are not authorized and will require immediate cessation of the construction activities causing the incident: (1) location of a desert tortoise within the exclusion fencing; (2) imminent threat of injury or death to a desert tortoise; (3) unauthorized handling of a desert tortoise, regardless of intent; (4) operation of construction equipment or vehicles outside a project area cleared of desert tortoise, except on designated roads; and (5) conducting any construction activity without a biological monitor where one is required.</p> <p>(10) Dead or Injured Specimens: Upon locating a dead or injured tortoise, the Applicant or agent is to immediately notify the Palm Springs Fish and Wildlife Office by telephone within three days of the finding. Written notification must be made within five days of the finding, both to the appropriate USFWS field office and to the USFWS Division of Law Enforcement. The information provided must include the date and time of the finding or incident (if known).</p>	<p>7, 8, 9, and 10) The Riverside County Planning Department authorized biologist shall contact the BLM and USFWS and an appropriate course of action shall be determined to avoid or mitigate impacts.</p>	<p>7, 8, 9, and 10) The Riverside County Planning Department authorized biologist.</p>	<p>7, 8, 9, and 10) During construction, decommissioning, and ground disturbing activities.</p>	<p>7, 8, 9, and 10) Riverside County Planning Department, BLM and USFWS.</p>	<p>7, 8, 9, and 10)</p>	<p>7, 8, 9, and 10)</p>

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	<p>location of the carcass or injured animal, a photograph, cause of death, if known, and other pertinent information.</p> <p>Biology-3 Pre-construction surveys shall be conducted for State and federally listed Threatened and Endangered, Proposed, Petitioned, and Candidate plants in a 250-foot radius around all areas subject to ground-disturbing activity including, but not limited to, tower pad preparation and construction areas, solar facilities, pulling and tensioning sites, assembly yards, and areas subject to grading for new access roads. The surveys shall be conducted during the appropriate blooming periods by an authorized plant ecologist/biologist according to protocols established by the USFWS, CDFW, BLM, and California Native Plant Society (CNPS). Measures shall be taken to avoid and minimize impacts to special-status plant species that are found to be present during the preconstruction surveys. This includes avoiding unnecessary or unauthorized trespass by workers and equipment, staging and storage of equipment and materials, refueling activities, and littering or dumping debris in areas known to contain special-status plant species that are not within the designated construction footprint.</p>	<p>The Riverside County Planning Department shall verify that pre-construction surveys were conducted.</p>	<p>Riverside County Planning Department designated biologist</p>	<p>Prior to grading.</p>	<p>Riverside County Planning Department</p>		
	<p>Biology-4 Burrowing Owl Protection: A Burrowing Owl Monitoring and Mitigation Plan (Plan) has been developed to describe monitoring, reporting, and management of the burrowing owl during the construction, O&M, and decommissioning of the proposed Project, as required by the BLM, CDFW, and County of Riverside. It has been prepared following the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012b), and describes a multi-tiered approach to prevent or reduce impacts during construction and operation of the Project. Below is a general summary of the Plan requirements:</p> <ul style="list-style-type: none"> • Pre-construction Surveys will be conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) 30 days prior to construction; • Should any of the pre-construction surveys yield positive results for the presence of burrowing owl or active burrows within the Project area, the approved Biologist will coordinate with the Construction Contractor to implement avoidance and set-back distances; • If suitable burrows are observed and documented during the pre-construction surveys within the Project footprint and determined to be inactive, these burrows will be excavated and filled in under the supervision of the approved Biologist(s) prior to clearing and grading; • To compensate for impacts to the burrowing owls in activity areas on the northern part of the Project, 146 acres of habitat have been identified adjacent to the Project area. A letter agreeing to dedicate the existing compensation lands must be approved by CDFW and the County prior to ground disturbance. Land used for compensation must be of equal value or better than the land impacted. Ownership of compensation lands will be transferred prior to any surface disturbance to one of the following: the BLM; an entity acceptable to the BLM, or CDFW that can effectively manage listed species and their habitats. • The Plan provides detailed methods and guidance for passive relocation of burrowing owls occurring within the Project disturbance area, and • The Plan describes monitoring and management of the passive relocation requirements. 	<p>The Riverside County Planning Department shall verify that pre-construction surveys were conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) 30 days prior to construction. If active burrows are present, the measures as provided in Chapter 4 of the EIR/EA shall be implemented.</p>	<p>Riverside County Planning Department designated biologist</p>	<p>Prior to and during construction.</p>	<p>Riverside County Planning Department, BLM and CDFW.</p>		

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	<p>effort, including the created or enhanced burrow location and the Project area where burrowing owls were relocated from and provide a reporting plan. The Plan will include maintenance of artificial burrows, three to four times during the year for a total of three years, as necessary.</p> <p>Biology-5 In areas identified as suitable habitat during the 2011 and 2012 surveys, biological monitors shall conduct pre-construction surveys for American badger no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the badger dens shall be fitted with the one-way trap doors to encourage badgers to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow badgers the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action</p>	<p>The Riverside County Planning Department shall verify that pre-construction surveys for American badger were conducted no more than 30 days prior to initiation of construction activities. If active dens are present, the measures as provided in Chapter 4 of the EIREA shall be implemented.</p>	<p>Riverside County Planning Department designated biologist.</p>	<p>Prior to and during construction.</p>	<p>Riverside County Planning Department and CDFW.</p>		
	<p>Biology-6 In areas identified as suitable habitat during the 2011 and 2012 surveys, biological monitors shall conduct pre-construction surveys for kit fox no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the kit fox dens shall be fitted with the one-way trap doors to encourage kit fox to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow kit fox the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action</p>	<p>The Riverside County Planning Department shall verify that pre-construction surveys were conducted. If the presence for the Desert kit fox is identified, the measures as provided in Chapter 4 of the EIREA shall be implemented.</p>	<p>Riverside County Planning Department designated biologist.</p>	<p>Prior to and during construction.</p>	<p>Riverside County Planning Department and CDFW.</p>		

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	<p>would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Habitat-based mitigation or other appropriate mitigation as discussed previously for desert tortoise and western burrowing owl shall provide mitigation for impacts to non-listed special-status species that inhabit overlapping suitable habitat. The following measures are required to reduce the likelihood of distemper transmission:</p> <ul style="list-style-type: none"> No pets shall be allowed on the site prior to or during construction; Any kit fox hazing activities that include the use of animal repellents such as coyote urine must be cleared through the CDFW prior to use; and Any documented kit fox mortality shall be reported to the CDFW and the BLM within 24 hours of identification. If a dead kit fox is observed, it shall be retained and protected from scavengers until the CDFW determines if the collection of necropsy samples is justified. 						
Biology-7	<p>If Project construction activities cannot occur completely outside the bird breeding season, then pre-construction surveys for active nests shall be conducted by a qualified biologist within 1,200 feet of the construction zone no more than seven days before the initiation of construction that would occur between February 1 and August 15. The qualified biologist will hold a current Memorandum of Understanding with the County of Riverside to conduct nesting bird surveys. If breeding birds with active nests are found, a biological monitor shall establish a species-specific buffer around the nests for ground-based construction activities, 250 feet or 1,200 feet for raptor nests. Extent of protection will be based on proposed management activities, human activities existing at the onset of nesting initiation, species, topography, vegetative cover, and other factors. When appropriate, a no-disturbance buffer around active nest sites will be required from nest-site selection to fledging. If for any reason a bird nest must be removed during the nesting season, written documentation providing concurrence from the USFWS and CDFW authorizing the nest relocation shall be obtained. All nest removals shall occur after the nest is demonstrated to be inactive by a qualified biologist and have been shown to not result in take as defined by the Migratory Bird Treaty Act (MBTA). A Bird and Bat Conservation Strategy (BBCS) will be developed for this Project and include additional protections for avian species. The BBCS would be based on specific recommendations from the USFWS and would provide:</p> <ul style="list-style-type: none"> a statement of the Applicant's understanding of the importance of bird and bat safety and management's commitment to remain in compliance with relevant laws; documentation of conservation measures BMSP would implement through design and operations to avoid and reduce bird and bat fatalities at both solar generation facilities as well as the associated gentle line, including consideration of bird height and wingspan requirements and use of flight diverters, perch and nest discouraging material, etc.; consistent, practical and up-to-date direction to BMSP staff on how to avoid, reduce, and monitor bird and bat fatalities; establishment of accepted processes to monitor and mitigate bird and bat fatalities; establishment of accepted fatality thresholds that, if surpassed, would 	<p>The Riverside County Planning Department shall verify that pre-construction surveys were conducted, if breeding birds with active nests are found, the measures as provided in Chapter 4 of the EIR/EA shall be implemented.</p>	Riverside County Planning Department, designated biologist.	Prior to and during construction.	Riverside County Planning Department and CDFW.		

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	<p>trigger adaptive changes to management and mitigation management, an adaptive management framework to be applied, if thresholds are surpassed, and</p> <ul style="list-style-type: none"> A three year post-construction monitoring study. <p>The BBCS would be considered a "living document" that articulates the Applicant's commitment to develop and implement a program to increase avian and bat safety and reduce risk. As progress is made through the program or challenges are encountered, the BBCS may be reviewed, modified, and updated. The initial goals of this BBCS are to:</p> <ul style="list-style-type: none"> provide a framework to facilitate compliance with federal law protecting avian species and a means to document compliance for regulators and the interested public; allow the Agent to manage risk to protected bird and bat species in an organized and cost-effective manner; establish a mechanism for communication between BMSP managers and natural resource regulators (primarily USFWS); foster a sense of stewardship with BMSP owners, managers, and field engineers; and articulate and cultivate a culture of wildlife awareness (specifically birds and bats) and the importance of their protection. <p>Biology-8 To mitigate for permanent habitat loss and direct impacts to Mojave fringe-toed lizards the Applicant shall provide compensatory mitigation at a 3:1 ratio, which may include compensation lands purchased in fee or in easement in whole or in part, for impacts to stabilized or partially stabilized desert dune habitat (i.e., dune sand ramp, or fire-sandy wash habitat). The Mojave fringe-toed lizard occurs within Alternatives 1, 3 and 5 gen-tie corridors and has a high potential to occur within Alternative 4 gen-tie corridor. If compensation lands are acquired, the Applicant shall provide funding for the acquisition in fee title or in easement, initial habitat improvements and long-term maintenance and management of the compensation lands.</p>	<p>The Riverside County Planning Department shall verify if compensation lands are acquired, the Applicant shall provide funding for the acquisition in fee title or in easement, initial habitat improvements and long-term maintenance and management of the compensation lands.</p>	Riverside County Planning Department.	Prior to and during construction.	Riverside County Planning Department.		
	<p>Biology-9 Impacts to areas under jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), and CDFW shall be avoided as necessary to reduce impacts to less than significant levels. Where avoidance of jurisdictional areas is not necessary to reduce impacts to less than significant levels, including emergency repairs, and access/pur roads within the ephemeral channel, the applicant shall provide the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat along with adequate buffers to protect the function and values of jurisdictional area along with adequate buffers to protect the function and values of jurisdictional area mitigation. The location(s) of the mitigation will be determined in consultation with the Applicant and the responsible agency(s) as part of the permitting process.</p> <p>A Biological Resources Mitigation Implementation and Monitoring Plan (BRMIMP) will be developed to summarize all of the various biological mitigation, monitoring, and compliance measures and include measures from the various biological plans and permits developed for BMSP. The BRMIMP shall include the following:</p> <ol style="list-style-type: none"> All biological resources mitigation, monitoring, and compliance measures outlined in the BMSP Draft EIR/EA, All biological resource mitigation, monitoring and compliance measures required 	<p>The Riverside County Planning Department shall verify that the applicant has provided the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat along with adequate buffers to protect the function and values of jurisdictional area mitigation, where avoidance of jurisdictional areas is not feasible. The Riverside County Planning Department shall verify that a BRMIMP is developed.</p>	Riverside County Planning Department designated biologist.	Prior to and during construction.	Riverside County Planning Department.		

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Cultural Resources	<p>in federal agency terms and conditions, such as those provided in the USFWS concurrence letter that the Project is "not likely to incidentally take or otherwise adversely affect" federally listed species (FWS-ERIV-12B0299-120487);</p> <p>3. All biological resource mitigation, monitoring and compliance measures required by the Riverside County, such as those provided in the December 18, 2013 comment letter (DRT-EPD Corrections) on the BMSP Draft EIR/EA No. 529 (CUP 3685);</p> <p>4. All biological resource mitigation, monitoring and compliance measures outlined in the Burrowing Owl Mitigation and Monitoring Plan and the Bird and Bat Conservation Strategy (the full biological plans will be included in the attachments to the BRMIMP);</p> <p>5. All locations on a map, at an approved scale, of sensitive biological resource areas subject to disturbance and areas requiring temporary protection and avoidance during construction and operation;</p> <p>6. Duration for each type of monitoring and a description of monitoring methodologies and frequency;</p> <p>7. Performance standards to be used to help decide if when proposed mitigation is or is not successful; and</p> <p>8. A process for proposing plan modifications to appropriate agencies for review and approval.</p> <p>BMSP shall provide the BRMIMP document at least 60 days prior to start of any Project-related ground disturbing activities to the BLM and the County for review and approval. Implementation of BRMIMP measures will be reported in the monthly compliance reports by the Designated Biologist (i.e., survey results, construction activities that were monitored, species observed).</p>	<p>During construction and operational repair period, discovery of human remains shall result in work stoppage and notification of responsible parties, and subsequent actions shall be identified in the Cultural Resources Management Plan (CRMP) required by Cultural-3.</p>	Riverside County Planning Department Coroner.	During construction and operation.	Riverside County Planning Department Coroner, NAHC (as applicable).		
	<p>Cultural-1</p> <p>The BLM and the County of Riverside shall ensure that any human remains encountered during the course of construction are treated in a respectful manner and consistent with applicable law. No construction activities will be allowed within 100 feet of the discovery site of human remains until a Notice to Proceed is provided by the BLM or the County as appropriate.</p> <p>In the case where human remains are inadvertently uncovered on federal land, the BLM will consult in accordance with 36 CFR 800.13. Reasonable and good faith efforts shall be made by the BLM to identify the appropriate Native American Indian tribes, group(s) and individuals, or other ethnic group(s) and individuals, related to the burial, and consult with them concerning the treatment of the remains. Native American human remains, associated grave goods, or objects of cultural patrimony discovered on federal lands will be treated in accordance with the requirements of NAGPRA. The BLM will direct its consultation regarding Native American human remains to specified federally recognized tribes with cultural affiliation to the project area. The BLM may invite consultation with non-federally recognized tribes, groups and individuals at its discretion. Regarding the disposition of human remains, Native American Concurring Parties will be consulted regarding the removal (if necessary) and reburial of the remains. Tribal elders, Most Likely Descendants and other persons identified by tribes will be consulted to determine what options are acceptable to Native Americans. It is understood that such options will be generally consistent with applicable state and federal laws, depending on jurisdiction.</p> <p>If human remains are discovered on non-federal lands, the County of Riverside shall ensure that the human remains will be treated in accordance California</p>						

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	<p>Health and Safety Code Section 7050.5 and any other applicable state law. No construction activities will be allowed within 100 feet of the discovery until a Notice to Proceed is provided by County environmental department lead(s). The County will consult with the California Native American Heritage Commission to seek the advice of the Commission in such matters as determining which tribes, groups and individuals have standing as cultural participants or as Most Likely Descendants. Should any dispute arise the County will request that the NAHC act to mediate the dispute.</p>						
Cultural-2	<p>The County advocates avoidance as the preferred choice, and the BLM requires that the development of a discovery plan (see Cultural-3) must occur prior to project construction. If, during ground disturbance activities associated with construction, operation and maintenance, or decommissioning, archaeological sites are discovered that were not identified and evaluated in the archaeological survey reports or the Draft EIR/EA conducted prior to Project approval, and the following procedures shall be followed:</p> <ol style="list-style-type: none"> 1. All ground disturbance activities within 100 feet of the discovered archaeological resource shall be halted until a meeting is convened between the developer, the Project archaeologist, the Native American tribal representative, the BLM, and (on non-federal land) the County archaeologist to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed in consultation with the Native American tribal representative and the Project archaeologist. The BLM alone shall determine the appropriate treatment for cultural resources on BLM-managed lands. The County Archaeologist and the BLM together shall determine the appropriate mitigation (documentation, evaluation, recovery, avoidance, etc.) for cultural resources on private lands. In determining the appropriate treatment on private land, the BLM shall follow requirements of 36 CFR 800.13 for post-review discoveries and the County Archaeologist shall implement CEQA Guidelines Section 15126.4(b) regarding mitigation related to impacts on historical resources and CEQA Guidelines Section 15064.5(c) and 21083.2(g) regarding archaeological resources. 3. Further ground disturbance shall not resume within the area of the discovery until a meeting is convened with the aforementioned parties and a decision is made with the concurrence of the BLM and (on private land) the County Archaeologist as to the appropriate preservation or mitigation measures. The Applicant shall comply with the determinations of the County Archaeologist and BLM. 	<p>The Applicant shall notify the County within 24 hours if unknown historic or unique archaeological resources are encountered. The County shall verify that the Applicant has provided contingency funding sufficient to allow for implementation of avoidance measures or appropriate mitigation.</p>	Riverside County Planning Department.	Riverside County Planning Department.			
Cultural-3	<p>Prior to obtaining the Project-related grading permit from the County of Riverside, the Applicant shall have the Secretary of the Interior Qualified/County-approved Project Archaeologist prepare and submit for approval to the BLM and the County of Riverside a CRMP. The CRMP shall map all cultural resources within the APE, as described in this Final EIR/EA. The CRMP must conform with BLM Measure #5, #6, #7 and #8 as found in the determination and findings document provided to SHPO dated August 7, 2013 (BLM 2013). The CRMP shall also detail how resources, if any, are determined eligible or resources that are unevaluated but avoided by Project design, would be marked and protected as Environmentally Sensitive Areas during construction. The CRMP shall also map additional areas that are considered to be of high sensitivity for discovery of buried significant</p>	<p>The BLM and Riverside County Planning Department shall verify that the Applicant submitted a CRMP for approval.</p>	Riverside County Planning Department and BLM.	Prior to grading.	Riverside County Planning Department and BLM.		

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	<p>cultural resources, including burials, cremations, or sacred features. The CRMP shall detail provisions for monitoring construction in these high-sensitivity areas. It shall also detail procedures for halting construction, making appropriate notifications to agencies, officials, and Native American tribes, and assessing NRRP and CRHR eligibility in the event that unknown archaeological resources are discovered during construction. For all post-review discoveries, the CRMP shall detail the methods, consultation procedures, and timelines for implementing Mitigation Measures Cultural-1 and Cultural-2. The CRMP shall be presented to all construction personnel, with Native American Participants in attendance, in the form of a worker education program by the Project Archaeologist prior to commencement of groundbreaking. During subsequent Safety Meetings on the job site, the Project Archaeologist and/or his qualified representative shall inform all new construction personnel of the cultural resources issues associated with the Project.</p>						
	<p>Cultural-4 Prior to any ground disturbances within the Project area, the Applicant shall, for a period of at least 60 days, make a good faith effort to enter into a contract with and retain monitors designated by Tribal representatives. This measure must result in and conform with BLM Measure #6 as found in the determination and findings document provided to SHPO dated August 7, 2013 (BLM 2013). These monitors shall be known as the Tribal Participants for this Project. The developer shall notify the appropriate Tribe of all new phases of development. The Tribal Participants shall be required on-site during all construction-related ground-disturbing activities. The developer shall submit the signed contract between the appropriate Tribe and the developer. The Project Archaeologist shall include in the report any concerns or comments the Tribal Participant has regarding the Project and shall include as an appendix any written correspondence or reports prepared by the Tribal Participant.</p>	<p>The Riverside County Planning Department shall verify that the Applicant has retained a monitor, designated by the designated by the Tribal representatives or other County-designated Tribe.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to issuance of the first grading permit.</p>	<p>Riverside County Planning Department.</p>		
	<p>Cultural-5 Prior to the final inspection of the first building permit, the Applicant shall prompt the Project Archaeologist to submit one (1) wet-signed hard copy and one (1) CD of a Cultural Resources Monitoring Report that meets BLM Manual requirements and also complies with the current Riverside County Planning Department's requirements for Phase IV Cultural Resource Monitoring Reports. The report shall include documentation of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting, which shall include the BLM and County Archaeologist's attendance. The BLM and County Archaeologist shall review the report to determine adequate mitigation compliance. The accepted report shall be submitted to the BLM, County, Esalen Information Center, the Patton Memorial Museum, and interested tribes.</p>	<p>The Riverside County Planning Department shall verify that the Applicant has submitted one (1) wet-signed hard copy and one (1) CD of a Phase IV Cultural Resources Monitoring Report.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to issuance of a building permit.</p>	<p>Riverside County Planning Department.</p>		
Geology and Soils	<p>Geology-1 Prior to final design and construction, a site-specific subsurface geotechnical evaluation/report shall be prepared to evaluate the potential ground-staking hazard, which would meet the requirements of the most recent version of the California Building Code. A state certified Project geologist shall ensure appropriate structural design and mitigation techniques achieve adequate protection according to industry standards and building code requirements.</p>	<p>The Riverside County Planning Department shall verify that the Applicant has conducted a subsurface geotechnical evaluation.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to issuance of a grading or excavation permit.</p>	<p>Riverside County Planning Department.</p>		
	<p>Geology-2 Should future data suggest the presence of active faulting at the Project area, a fault evaluation may be performed. Mitigation of potential fault rupture hazard would typically include locating improvements away from the trace of an active fault, designing structures for an acceptable amount of movement, or</p>	<p>The Riverside County Planning Department shall verify that the Applicant has conducted a fault evaluation may be performed, should future data suggest the presence of active faulting at the Project area.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to issuance of a grading or excavation permit.</p>	<p>Riverside County Planning Department.</p>		

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	implementing systems to maintain safety and that allow for displacement that could be repaired.						
Geology-3	Removal of loose soil layers shall be replaced with compacted fill or specialized foundation design, including the use of deep foundation systems, to support structures. The septic system shall be placed in soils capable of adequately supporting the septic system as determined by the Project Geologist and in accordance with County requirements specified in the Department of Environmental Health Technical Guidance Manual.	The Applicants shall obtain a septic system permit from the Riverside County Department of Environmental Health Services.	The Riverside County Department of Environmental Health Services.	Prior to installation of the septic system on-site.	The Riverside County Department of Environmental Health Services.		
Geology-4	Additional hydro-consolidation tests should be performed to verify soil stability during the design stages of the Project. Mitigation recommendations for hydro-consolidation may include removal of the collapsible soil layers and replacement with compacted fill or specialized foundation design including the use of deep foundations systems to support structures.	The Riverside County Planning Department shall verify that the Applicant has conducted additional hydro-consolidation tests to verify soil stability during the design stages of the Project.	Riverside County Planning Department.	Prior to issuance of a grading or excavation permit.	Riverside County Planning Department.		
Hazards-1	Prior to issuance of permits for any demolition activity involving the removal of structures that may contain ACM, an asbestos survey and sampling shall be conducted for existing structures. If ACM are present, they shall be abated in compliance with SCAQMD Rule 1403. Additionally, SCAQMD would be notified prior to any structure renovation or demolition pursuant to Rule 1403 (d)(1)(B).	The Riverside County Building and Safety Department shall verify that the Applicant has conducted an asbestos survey and sampling for existing structures.	Riverside County Building and Safety Department.	Prior to issuance of permits for any demolition activity.	Riverside County Building and Safety Department.		
Hazards-2	Prior to issuance of permits for any demolition activity involving structures that may contain LBP, a LBP assessment of each existing structure shall be conducted. LBP found within the Project area shall be removed and disposed of as a hazardous waste in accordance with all applicable regulations.	The Riverside County Building and Safety Department shall verify that the Applicant has conducted a LBP assessment of each existing structure, for any demolition activity involving structures that may contain LBP.	Riverside County Building and Safety Department.	Prior to issuance of permits for any demolition activity.	Riverside County Building and Safety Department.		
Hazards-3	Worker Environmental Awareness Program. The Worker Environmental Awareness Program (WEAP) shall include a personal protective equipment (PPE) program, an Emergency Action Plan (EAP), and an Injury and Illness Prevention Program (IIPP) to address health and safety issues associated with normal and unusual (emergency) conditions. Construction-related safety programs and procedures shall include a respiratory protection program, among other things. Construction would be undertaken sequentially in accordance with a Construction Plan that shall include the final design documents, work plan, health and safety plans, permits, project schedule, and operation and maintenance manuals. Construction Plan documents shall relate at least to the following: 1. Environmental health and safety training (including, but not limited, to training on the hazards of Valley Fever, including the symptoms, proper work procedures, how to use PPE, and informing supervisor of suspected symptoms of work-related Valley Fever) 2. Site security measures 3. Site first aid training 4. Construction testing (non-destructive examination, hydro, etc.) requirements 5. Site fire protection and extinguisher maintenance, guidance, and documentation 6. Furnishing and servicing of sanitary facilities records 7. Trash collection and disposal schedule/records	The Riverside County Planning Department shall verify that measures detailed in the WEAP have been implemented.	Riverside County Planning Department.	During construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department.		

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Hydrology and Water Quality	8. Disposal of hazardous materials and waste guidance in accordance with local, state, and federal regulations							
	Hydrology-1 Existing drainage crossings shall be utilized at streams, washes, and irrigation channels to the full extent necessary to reduce impacts to less than significant levels. New access roads not required for ongoing operation and maintenance shall be permanently closed after construction using the most effective and least environmentally damaging methods appropriate to that specific area, with concurrence of the land manager (e.g., stockpiling and replacing topsoil, rock replacement) in a manner that most closely matches undisturbed conditions of the area.	The Riverside County Flood Control District shall verify that the contractor has utilized existing crossings at streams, washes, and irrigation channels. The Riverside County Planning Department shall verify that new access roads not required for ongoing operation and maintenance shall be permanently closed after.	Riverside County Flood Control District	Riverside County Flood Control District	During construction, decommissioning, and ground disturbing activities.	Riverside County Flood Control District		
	Hydrology-2 Roads would be built as near as possible to right angles to streams and washes. Culverts would be installed where necessary and sized in accordance with local county regulations. All construction and maintenance activities shall be conducted in a manner that would minimize disturbance to vegetation and drainage channels, including ephemeral stream banks. In addition, road construction would include dust-control measures during construction especially in sensitive areas. All existing roads would be left in a condition equal to or better than their condition prior to the construction of the gen-tie line and other Project components.	The Riverside County Flood Control District shall verify that all construction and maintenance activities by the contractor have been conducted in a manner that would minimize disturbance to vegetation and drainage channels, including ephemeral stream banks.	Riverside County Flood Control District	Riverside County Flood Control District	During construction and post construction.	Riverside County Flood Control District		
	Hydrology-3 New impervious areas associated with temporary construction would be restored to existing conditions, including but not limited to revegetation and decompaction, to the full extent necessary to reduce impacts to less than significant levels, after completion of Project construction.	The Riverside County Flood Control District shall verify that new impervious areas associated with temporary construction have been restored to existing conditions.	Riverside County Flood Control District	Riverside County Flood Control District	During post construction.	Riverside County Flood Control District		
	Hydrology-4 Stormwater drainage inside substations would be designed to minimize erosion and increase sediment control. Internal runoff would be released from the switching station by means of surface drainage structures designed to filter contaminants from water flow. Drainage from Project area would be collected and controlled by surface improvements, as detailed in the SWPPP.	The Riverside County Flood Control District shall verify that measures detailed in the SWPPP have been implemented and that stormwater drainage inside substations would be designed to minimize erosion and increase sediment control.	Riverside County Flood Control District	Riverside County Flood Control District	Prior to and during construction.	Riverside County Flood Control District		
	Hydrology-5 All new buildings (e.g., substation) shall be flood-protected by constructing the finished floor a minimum of 24 inches above the highest adjacent ground or 100 year water surface elevation, whichever is greater. Slope protection may be required for buildings on fill. Additionally, the solar panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed.	The Riverside County Flood Control District shall verify that all new buildings (e.g., substation) have been flood-proofed.	Riverside County Flood Control District	Riverside County Flood Control District	Prior to construction.	Riverside County Flood Control District		
Noise	Hydrology-6 No flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing used in these areas shall contain openings of three inches high by six inches wide for first 18 inches from the bottom, and openings of four inches high by six inches wide for the next eight inches and so forth. This fencing or equivalent shall be provided to allow the free flow of storm or flood runoff. No setback is required with the use of this fencing. A detail of this fencing shall be provided to the County of Riverside.	The Riverside County Planning Department Flood Control District shall verify that proper fencing has been implemented as required by Hydrology-6 of the EIR/EA. The Riverside County Planning Department shall verify the Applicant has provided Riverside County with fencing detail.	Riverside County Flood Control District	Riverside County Flood Control District	Prior to construction.	Riverside County Flood Control District		
	Noise-1 Construction shall be prohibited in areas within 0.25 mile (1,320 feet) of residents, between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and the hours of 6:00 p.m. and 7:00 a.m. during the months of	The Riverside County Planning Department shall verify that contractor construction activities do not occur within 0.25 mile (1,320 feet) of residents, from the hours of	Riverside County Planning Department	Riverside County Planning Department	During construction, decommissioning, and ground disturbing	Riverside County Planning Department		

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Paleontological Resources	<p>October through May. During construction, best efforts should be made to locate stockpiling and/or vehicle staging areas as far from existing noise sensitive receptors (residential dwellings) nearest the Project area.</p> <p>Noise-2 Prior to and during construction, decommissioning, and ground disturbing activities, the Applicant shall provide at least two weeks advance notice of construction and decommissioning. Notices shall be mailed directly to land owners and residents within 2,400 feet of all portions of the Project boundary, and signs shall be posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur, provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction), and provide contact information for the local public liaison for any noise complaints.</p> <p>Noise-3 The Applicant would implement a Hearing Conservation Program and Personal Protective Equipment Program that would provide personal protective devices for specific jobs that would produce excessive noise levels. The Applicant shall comply with the OSHA regulations on occupational noise exposure.</p>	<p>6:00 p.m. and 6:00 a.m. during the months of June through September and hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.</p> <p>The Riverside County Planning Department shall verify that the Applicant has provided at least two weeks' advance notice of construction and decommissioning.</p>	Riverside County Planning Department.	Prior to and during construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department.		
	<p>Paleontology-1 Prior to issuing any grading or excavation permits for activities within any area of the Project area, and prior to any Project-related ground-disturbing activities of that area, the Applicant shall implement procedures to monitor, avoid, and/or recover unique paleontological resources discovered during ground-disturbing activities. These procedures, the Paleontological Resources Monitoring and Mitigation Plan (PRMMP), shall be developed by a qualified vertebrate paleontologist and submitted for approval by the County of Riverside for private lands, and the BLM for BLM-managed lands. The PRMMP shall specify how mitigation measures Paleontology-1, Paleontology-2, and Paleontology-3 shall be implemented. This PRMMP shall be consistent with the provisions of CEQA, as well as with regulations currently implemented by the County of Riverside, the BLM and the proposed guidelines of the Society of Vertebrate Paleontology. The PRMMP shall include, but not be limited to:</p> <ol style="list-style-type: none"> 1. A requirement that, during excavations in areas underlain by geologic units identified as having a high paleontologic sensitivity under Society of Vertebrate Paleontology guidelines (or a PFYC rating of 3b or higher) and likely to contain paleontologic resources, a qualified vertebrate paleontologist, who is a Registered Professional Geologist, shall direct the paleontologic monitoring by a qualified paleontologic monitor. Areas of concern include all previously undisturbed paleontologic sensitive sediments of the fossiliferous Pleistocene/Paleo Verde Mesa Alluvium. 2. A requirement that paleontologic monitors be equipped to salvage fossils as unearthed to avoid construction delays and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. 3. Identification of the processes for preparation of recovered specimens to a point of identification. If the paleontologic monitor determines that the resource is unique, it shall be prepared for permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. 	<p>The Riverside County Planning Department shall verify that the Applicant has implemented a Hearing Conservation Program and Personal Protective Equipment Program.</p> <p>The Riverside County Planning Department shall verify that the Applicant has developed a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) by a qualified vertebrate paleontologist for approval to be submitted for approval by the County of Riverside for private lands, and the BLM for BLM-managed lands.</p>	Riverside County Planning Department.	Prior to and during construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department.		
				Riverside County Planning Department and BLM.	Prior to issuing any grading or excavation permits.	Riverside County Planning Department and BLM.	

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	<p>4. A requirement that a report be prepared documenting all finds with permanent retrievable paleontologic storage for curation of specimens. The paleontologist should have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to unique paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</p> <p>5. A requirement that a report be prepared documenting all finds with an appended itemized inventory of specimens. The report and inventory, when submitted to the County with respect to private lands, and to the BLM with respect to BLM-managed lands, along with confirmation of the curation of recovered unique paleontological specimens into an established, accredited museum repository, would signify completion of the PRMMP to mitigate impacts to paleontologic resources.</p>						
	<p>Paleontology-2 Prior to issuance of the first grading permit, a worker training program shall be prepared and include information on the recognition of the types of paleontological resources that could be encountered within the Project area and referral of finds to the paleontologic monitor if they are found. This information shall be presented to Project construction personnel and Project operation and maintenance personnel by a qualified professional paleontologist.</p>	<p>The Riverside County Planning Department shall verify that the Applicant has developed a worker training program, which includes information on the recognition of the types of paleontological resources that could be encountered within the Project area and referral of finds to the paleontologic monitor if they are found.</p>	Riverside County Planning Department	Prior to issuance of the first grading permit.	Riverside County Planning Department		
	<p>Paleontology-3 If construction or other Project personnel discover any potential fossils during construction, operation and maintenance, or decommissioning, the fossils shall be left undisturbed and the paleontological monitor shall be notified immediately and shall then take appropriate actions to evaluate the find in accordance with the PRMMP.</p>	<p>During construction, operation and maintenance, or decommissioning discovery of fossils shall result in work stoppage and notification of responsible parties, and subsequent actions shall be identified in the find in accordance with the PRMMP.</p>	Riverside County Planning Department	During construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department		
Traffic and Transportation	<p>Traffic-1 A construction phase Traffic Management Plan would be prepared in consultation with Caltrans and Riverside County for the roadway network potentially affected by construction activities at the Project area and off-site gen-tie line facilities. In order to achieve acceptable LOS, the Traffic Management Plan would include a plan to split the workforce and stagger arrival times during peak construction periods along with a traffic LOS and queue monitoring program, as determined necessary by the County's Transportation Department staff. The plan would be based upon the analysis set forth in the Draft EIR/EIA. Carpooling shall also be required of contractor employees during the construction phase to help achieve acceptable LOS levels. In addition to the above-mentioned measures, other approaches could be considered to reduce peak hour traffic, such as requiring contractors to arrange employee busing and/or employee participation in park and ride.</p>	<p>The Riverside County Transportation Department and Caltrans shall verify that the Applicant has prepared a TMP.</p>	Riverside County Planning Department and Caltrans.	Prior to construction.	Riverside County Transportation Department and Caltrans.		
	<p>Traffic-2 The contractor would conduct construction activities in accordance with Caltrans' applicable limitations on vehicle sizes and weights. Construction Excavation Permits obtained from Riverside County, Encroachment Permits from Caltrans, and permits and licenses from the California Highway Patrol and Caltrans for the transport of hazardous substances.</p>	<p>The Riverside County Transportation Department and Caltrans shall verify the contractor has conducted construction activities in accordance with Caltrans' applicable limitations on vehicle sizes and weights.</p>	Riverside County Transportation Department.	During construction, decommissioning, and ground disturbing activities.	Riverside County Transportation Department and Caltrans.		

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Traffic-3	Construction traffic coordination shall be required to address potential cumulative traffic issues associated with concurrent construction of several large projects with large workforces, approximately from 2015 through 2017. The Applicant shall coordinate construction traffic with applicable traffic management (e.g., Caltrans, Riverside County, and City of Blythe) as well as BLM representatives, as determined appropriate and necessary by the listed agencies. The Applicant shall also coordinate construction traffic with other proponents of renewable energy projects in the I-10 corridor. Cumulatively considerable projects shall be identified and the appropriate staggered arrival times or other approaches (such as busing, park and ride, or carpooling) will be prescribed to achieve an acceptable LOS.	The Riverside County Planning Department, Caltrans, BLM, and City of Blythe shall verify that the Applicant has coordinated construction traffic.	Riverside County Planning Department.	During construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department, Caltrans, BLM, and City of Blythe		

RESOLUTION NO. 2015-057

EXHIBIT B

RECOMMENDED SPECIFICATIONS FOR DESERT TORTOISE EXCLUSION FENCING

September 2005

These specifications were developed to standardize fence materials and construction procedures to confine tortoises or exclude them from harmful situations, primarily roads and highways. Prior to commencing any field work, all field workers should comply with all stipulations and measures developed by the jurisdictional land manager and the U.S. Fish and Wildlife Service for conducting such activities in desert tortoise habitat, which will include, at a minimum, completing a desert tortoise education program.

FENCE CONSTRUCTION

Materials

Fences should be constructed with durable materials (*i.e.*, 16 gauge or heavier) suitable to resist desert environments, alkaline and acidic soils, wind, and erosion. Fence material should consist of 1-inch horizontal by 2-inch vertical, galvanized welded wire, 36 inches in width. Other materials include: Hog rings, steel T-posts, and smooth or barbed livestock wire. Hog rings should be used to attach the fence material to existing strand fence. Steel T-posts (5 to 6-foot) are used for new fence construction. If fence is constructed within the range of bighorn sheep, 6-foot T-posts should be used (see New Fence Construction below). Standard smooth livestock wire fencing should be used for new fence construction, on which tortoise-proof fencing would be attached.

Retrofitting Existing Livestock Fence

Option 1 (see enclosed drawing). Fence material should be buried a minimum of 12 inches below the ground surface, leaving 22-24 inches above ground. A trench should be dug or a cut made with a blade on heavy equipment to allow 12 inches of fence to be buried below the natural level of the ground. The top end of the tortoise fence should be secured to the livestock wire with hog rings at 12 to 18-inch intervals. Distances between T-posts should not exceed 10 feet, unless the tortoise fence is being attached to an existing right-of-way fence that has larger interspaces between posts. The fence must be perpendicular to the ground surface, or slightly angled away from the road, towards the side encountered by tortoises. After the fence has been installed and secured to the top wire and T-posts, excavated soil will be replaced and compacted to minimize soil erosion.

Option 2 (see enclosed drawing). In situations where burying the fence is not practical because of rocky or undigable substrate, the fence material should be bent at a 90° angle to produce a lower section approximately 14 inches wide which will be placed parallel to, and in direct contact with, the ground surface; the remaining 22-inch wide upper section should be placed vertically against the existing fence, perpendicular to the ground and attached to the existing fence with hog rings at 12 to 18-inch intervals. The lower section in contact with the ground should be placed within the enclosure in the direction of potential tortoise encounters and level with the ground surface. Soil and cobble (approximately 2 to 4 inches in diameter; can use larger rocks where soil is shallow) should be placed on top of the lower section of fence material

on the ground covering it with up to 4 inches of material, leaving a minimum of 18 inches of open space between the cobble surface and the top of the tortoise-proof fence. Care should be taken to ensure that the fence material parallel to the ground surface is adequately covered and is flush with the ground surface.

New Fence Construction

Options 1 or 2 should be followed except in areas that require special construction and engineering such as wash-out sections (see below). T-posts should be driven approximately 24 inches below the ground surface spaced approximately 10 feet apart. Livestock wire should be stretched between the T-posts, 18 to 24 inches above the ground to match the top edge of the fence material; desert tortoise-proof fencing should be attached to this wire with hog rings placed at 12 to 18-inch intervals. Smooth (barb-less) livestock wire should be used except where grazing occurs.

If fence is constructed within the range of bighorn sheep, two smooth-strand wires are required at the top of the T-post, approximately 4 inches apart, to make the wire(s) more visible to sheep. A 20 to 24-inch gap must exist between the top of the fence material and the lowest smooth-strand wire at the top of the T-post. The lower of the top two smooth-strand wires must be at least 43 inches above the ground surface.

(72-inch T-posts: 24 inches below ground + 18 inches of tortoise fence above ground + 20 to 24-inch gap to lower top wire + 4 inches to upper top wire = 66 to 70 inches).

INSPECTION OF DESERT TORTOISE BARRIERS

The risk level for a desert tortoise encountering a breach in the fence is greatest in the spring and fall, particularly around the time of precipitation including the period during which precipitation occurs and at least several days afterward. All desert tortoise fences and cattleguards should be inspected on a regular basis sufficient to maintain an effective barrier to tortoise movement. Inspections should be documented in writing and include any observations of entrapped animals; repairs needed including bent T-posts, leaning or non-perpendicular fencing, cuts, breaks, and gaps; cattleguards without escape paths for tortoises or needed maintenance; tortoises and tortoise burrows including carcasses; and recommendations for supplies and equipment needed to complete repairs and maintenance.

All fence and cattleguard inventories should be inspected at least twice per year. However, during the first 2 to 3 years all inspections will be conducted quarterly at a minimum, to identify and document breaches, and problem areas such as wash-outs, vandalism, and cattleguards that fill-in with soil or gravel. GPS coordinates and mileages from existing highway markers should be recorded in order to pinpoint problem locations and build a database of problem locations that may require more frequent checking. Following 2 to 3 years of initial inspection, subsequent inspections should focus on known problem areas which will be inspected more frequently than twice per year. In addition to semi-annual inspections, problem areas prone to wash-outs should

be inspected following precipitation that produces potentially fence-damaging water flow. A database of problem areas will be established whereby checking fences in such areas can be done efficiently.

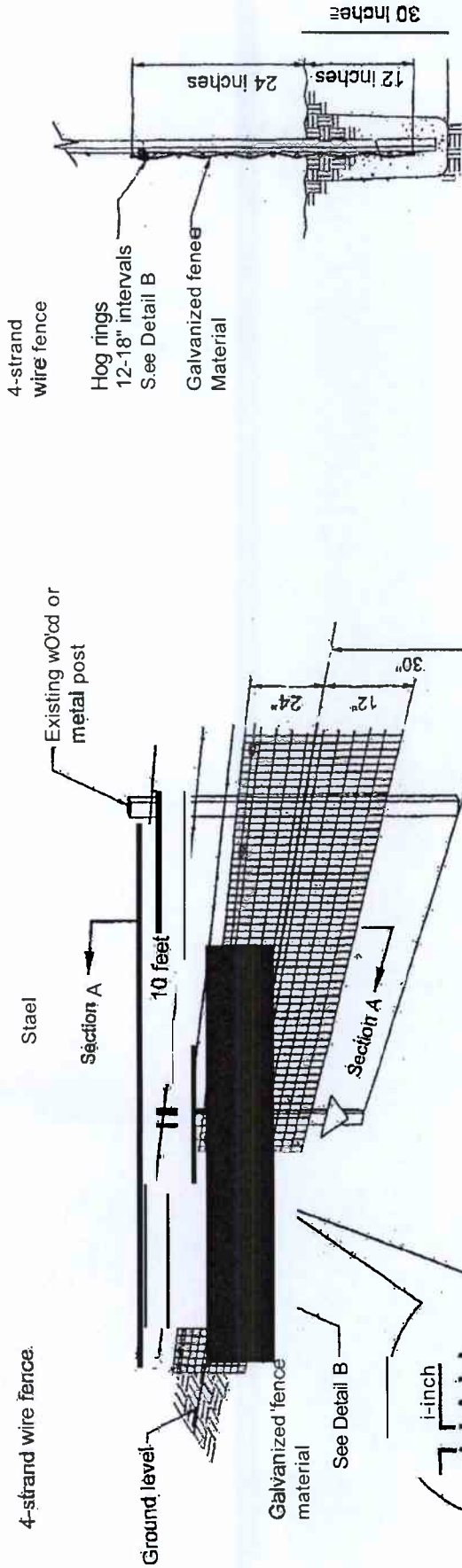
REPAIR AND MAINTENANCE OF DESERT TORTOISE BARRIERS

Repairs of fence wash-outs: (1) realign the fence out of the wash if possible to avoid the problem area, or (2) re-construct tortoise-proof fencing using techniques that will ensure that an effective desert tortoise barrier is established that will not require frequent repairs and maintenance.

Gaps and breaks will require either: (a) repairs to the existing fence in place, with similar diameter and composition of original material, (b) replacement of the damaged section to the nearest T-post, with new fence material that original fence standards, (c) burying fence, and/or (d) restoring zero ground clearance by filling in gaps or holes under the fence and replacing cobble over fence constructed under Option 2. Tortoise-proof fencing should be constructed and maintained at cattleguards to ensure that a desert tortoise barrier exists at all times.

All fence damage should be repaired in a timely manner to ensure that tortoises do not travel through damaged sections. Similarly, cattleguards will be cleaned out of deposited material underneath them in a timely manner. In addition to periodic inspections, debris should be removed that accumulates along the fence. All cattleguards that serve as tortoise barriers should be installed and maintained to ensure that any tortoise that falls underneath has a path of escape without crossing the intended barrier.

DESERT TORTOISE EXCLUSION FENCE (2005)



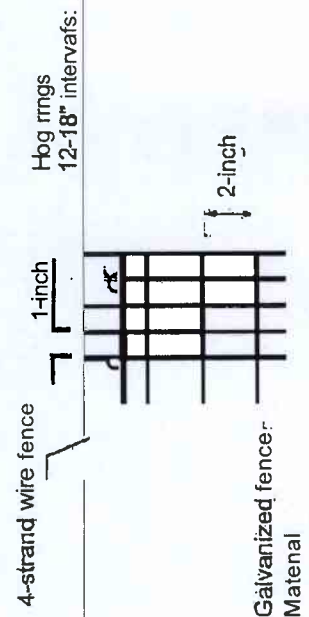
SECTION A

RECOMMENDED DESIGN FOR DESERT TORTOISE EXCLUSION FENCE

GENERAL NOTES:

1. Ensure that fence posts and materials conform to the standards approved by the U.S. Fish and Wildlife Service.
2. Ensure that the height above ground level is no less than 18 inches and no higher than 24 inches.
3. Ensure that the depth of fence material below ground level is about 12 inches, but no less than 6 inches. (See SECTION A above)
4. Install additional steel posts when existing fence posts exceed 10 feet.
5. Attach fence material to existing fence or wire using hog rings at 12-inch intervals.
6. Fasten fence material to posts with 3 tie wires with a wire near the top, bottom, and center of the fence material.

DETAIL A



DETAIL B

4-strand wire fence

Hog rings
12-18" intervals
See Detail B

Galvanized fence Material

30 inches

24 inches

12 inches

7. Backfill trenches with excavated material and compact the material.

8. Attach fence material to all gates. Ensure that clearance at base of gate achieves zero ground clearance.

9. Substitute smooth wire for barbed wire if additional support wires are necessary.

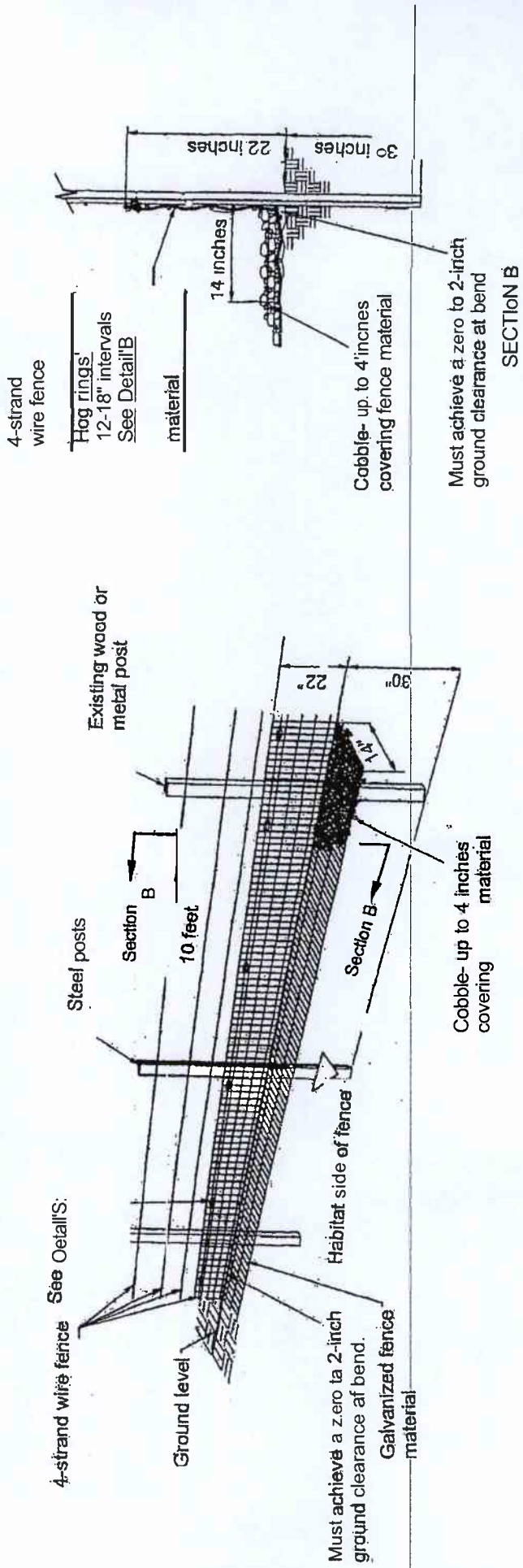
10. The number placement of support wires may be modified to allow sheep and deer to pass safely.

11. Erosion at the edge of the fence material where the fence crosses washes may occur and requires appropriate and timely monitoring and repair.

12. Tie the fence into existing culverts and cattergualds when determined necessary to allow desert tortoise passage underneath roadways.

FOR BEDROCK OR CALICHE SUBSTRATE

1. Use this fence design (see below) only for that portion of the fence where fence material cannot be placed 6 inches below existing ground level due to presence of bedrock, large rocks or caliche substrate.
2. Ensure that the fence height above ground level is no less than 22 inches.
3. Ensure that there is a zero to 2-inch ground clearance at the bend.
4. Ensure that the bent portion of the fence is lying on the ground and pointed in the direction of desert tortoise habitat.
5. Cover the portion of the fence that is flush with the ground with cobble (rocks placed on top of the fence material to a vertical thickness up to 4 inches).
6. When substrate no longer is composed of bedrock or caliche, install fence using design shown above.



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - BOS B-29 POLICY

RECOMMND

In order to secure public health, safety, and welfare, this Project (the Blythe Mesa Solar Energy Project) shall be subject to the requirements of Board of Supervisors Policy Number B-29 regarding solar power plants. The applicant has proposed entering into a Development Agreement (DA No. 79) with the County. Board of Supervisors Policy No. B-29 states, "[N]o approval required by Ordinance Nos. 348 or 460 shall be given for a solar power plant unless the Board first approves a development agreement with the solar power plant owner and the development agreement is effective." County staff has reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA No. 79 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA No. 79 shall control.

10. EVERY. 2 USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit No. 3685 proposes a 485 megawatt solar photovoltaic (PV) electrical generating facility consisting of a solar array field utilizing single-axis solar PV trackers and panels with a combined maximum height of eight feet. Supporting facilities on-site would include up to three electrical substations, up to two operation and maintenance buildings, inverters, transformers, and associated switchgear. The Project site will be secured 24 hours per day by on site private security personnel or remote services with motion-detection cameras. An equestrian-wire, wildlife-friendly and drainage-compatible security fence that meets National Electric Safety Code would be placed around the perimeter of the site. An approximate 334-acre portion of the 3,660-acre Project site is located within the City of Blythe jurisdiction, the remaining 3,326 acres is within the unincorporated County.

Public Use Permit No. 913 proposes to permit a new 8.4 mile long, 230 kilovolt (kV) double-circuit generation-tie transmission line would connect the proposed Project with the approved Colorado River Substation located west of the Project site subject to Public Use Permit (3.6 miles of the generation-tie line are located within the Project site, and 4.8 miles are located off-site within a 125-foot-wide

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10. GENERAL CONDITIONS

10. EVERY. 2

USE - PROJECT DESCRIPTION (cont.)

RECOMMND

BLM ROW between the Project site and the Colorado River Substation).

Change of zone No. 7831 proposes to rezone approximately 1,249 acres from Controlled Development Areas 5 acre minimum and 10 acre minimum (W-2-5 and W-2-10) and Natural Assets (N-A) to Light Agriculture 10 acre minimum (A-1-10).

Development Agreement (DA No. 79):

The applicant has proposed entering into a Development Agreement (DA No. 79) with the County for the Project. County staff has reached an agreement with the applicant on the provisions of the development agreement. DA No. 79 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 79 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 79 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional Use Permit No. 3685 and Public Use Permit No. 913 are conditioned upon Development Agreement No. 79 being entered into and effective.

Per State law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.xx, an Ordinance of the County of Riverside Approving Development Agreement No. 79, incorporates by reference DA No. 79 consistent with Government Code section 65867.5.

10. EVERY. 3

USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - HOLD HARMLESS (cont.)

RECOMMND

attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

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

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

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

10. EVERY. 4 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3685 shall be henceforth defined as follows:

APPROVED EXHIBIT A =

Conditional Use Permit No. 3685, Exhibit A, Sheets 1-3, dated 10/15/13.

Conditional Use Permit No. 3685, Seely Access Exhibit, dated 10/15/13.

The words or any combination thereof identified in the following list that appear in the attached conditions of Conditional Use Permit No. 3685 shall be considered equivalent and are identified as follows:

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10. GENERAL CONDITIONS

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

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

10. EVERY. 5 USE - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 6 USE - DEVELOPMENT AGREEMENT RECOMMND

The use approved under Conditional Use Permit No. 3685 shall not be effective until Development Agreement No. 79 is effective. All use of Conditional Use Permit No. 3685 shall be done in strict compliance with the provisions of Development Agreement No. 79 and these conditions of approval.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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

Constructing a private road requires a grading permit.

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

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Provide permanent stablization of all manufactured slopes equal to or greater than 3 feet in vertical height.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

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

Where any portion of the project is located within the Riverside County jurisdiction, the applicant shall obtain building permits for all builldings, structures and equipment as required per the current adopted Building Codes prior to any construction or placement of such on the property.

Where structures or buildings are to be removed as stated on the exhibit, the applicant shall obtain demolisions permit(s) for each.

All building plans and supporting documents shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations.

All building department plan submittal and fee requirements apply.

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10. GENERAL CONDITIONS

10.BS PLNCK. 2

USE - BUILD & SAFETY PLNCK

RECOMMND

Where the proposed 485 mega watt photovoltaic solar power plant is in the jurisdiction of Riverside County, the applicant shall obtain the required building permits from the Building Department prior to installation and construction on the property. It is noted that the seven foot equestrian wire fence will meet NESC requirements. All electrical equipment, materials and installation regarding the PV solar plant shall comply with the current adopted CEC requirements based on the NEC requirements.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1

INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Study: "Blythe Mesa Solar Project, Noise Study"
Dated August 3, 2012 (ANA 032-414)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Conditional Use Permit#3685 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 14, 2012 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. Prior to and during construction, decommissioning, and ground disturbing activities, the applicant shall provide at least two weeks advance notice of any of the above listed activities. Notices shall be mailed directly to land owners and residences within 2,400 feet of the proposed Project, and/or signs shall be posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur; provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction); and provide contact information for the local liaison (e.g. Riverside County Code Enforcement, etc.) for any noise complaints.

4. The applicant would implement a Hearing Conservation Program and Personal Equipment Program that would provide personal protection devices for specific jobs that would produce noise exposures equal or exceed an 8-hour time-weighted average sound level (TWA) of 85 decibels measured on the A-scale (slow responds).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2 CSA#122-POTABLE WATER SERVICE RECOMMND

Per County of Riverside, Economic Development Agency (EDA) "will-serve" letter dated October 26, 2012 (c/o Steve H Jones - Manager), Riverside County Service Area#122 (CSA#122) in Mesa Verde will be able to serve the proposed Blythe Mesa Solar Project O&M buildings with potable water to support the Project. It is the responsibility of this

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10. GENERAL CONDITIONS

10.E HEALTH. 2 CSA#122-POTABLE WATER SERVICE (cont.) RECOMMND

facility to ensure that all requirements to obtain potable water service are met with CSA#122 as well as all other applicable agencies.

10.E HEALTH. 3 RETENTION BASINS - NO VECTORS RECOMMND

All proposed retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 4 HAZMAT - CONSTRUCTION PHASE RECOMMND

Conditional Use Permit#3685 (Project) will not have any hazardous materials stored on-site during the construction phase other than the following materials:

- a) 20 cans of miscellaneous paint stored in its original tin-coated steel quart or gallon containers (no secondary containment proposed)
- b) Twenty 30 gallon diesel tank storage drum barrels
- c) Twenty 30 gallon gasoline tank storage drum barrels

No secondary containment method is included in these containers. Basic hazardous material spill kits will be stored in the temporary construction trailers located on the Project site during construction. The Project will coordinate with registered hazardous waste transporters if spills or release result in contaminated soils.

If any underground storage tanks are discovered during construction that require removal, the Project will comply with the Underground Storage Tank Guidelines to Closure by Removal procedures published by the Hazardous Materials Management Branch of Riverside County Department of Environmental Health.

For any other Hazardous Materials related issue not aforementioned and/or addressed in this section, the Project shall contact the Department of Environmental Health (DEH), Hazardous Materials Management

pm

For any other Hazardous Materials related issue not aforementioned and/or addressed in this section, the Project shall contact the Department of Environmental

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10. GENERAL CONDITIONS

10.E HEALTH. 4

HAZMAT - CONSTRUCTION PHASE (cont.)

RECOMMND

Health (DEH), Hazardous Materials Management Branch at (760) 863-8976 to obtain further information and ensure compliance with all applicable standards, codes, and regulations.

The Project shall have an Emergency Action Team (EAT) onsite to lead hazardous material or spill release response procedures. The EAT shall be made up of 2 to 3 construction personnel which include the Construction Manager (Team Leader), a Field Engineer and a construction worker.

The Emergency Action Team will initiate emergency communication and full evacuation procedures when conditions warrant for the following major emergencies (including, but not limited to);

1. Large or rapidly spreading fires.
2. Combustible gas line / tank ruptures.
3. Other immediate releases of flammable, corrosive or toxic materials of a large enough quantity to present a hazard to site occupants, adjacent properties and personnel or the community at large.
4. Spills, leaks or releases of flammable, corrosive or toxic materials of a large enough quantity to present a hazard to site occupants, adjacent properties and personnel or the community at large.
5. Explosions, Detonations or Deflagrations.
6. Earthquakes.
7. Bomb Threats.
8. Security, violence, civil disobedience incident/situations.
9. Severe weather conditions (heat, cold, lightning).

For smaller spills or leaks, the EAT will shut-off valves or otherwise attempt to stop leaks at the source only if it is safe to do so. Small spills or leaks that can be safely controlled will be immediately contained by the members of the Emergency Action Team in accordance with instructions from the Team Leader.

One universal spill kit and one oil-only spill kit will be located on site at the temporary construction trailer throughout the duration of the construction process. Each spill kit will contain all necessary items.

Hazardous spill mitigation materials and equipment, as well

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10. GENERAL CONDITIONS

10.E HEALTH. 4 HAZMAT - CONSTRUCTION PHASE (cont.) (cont.) RECOMMND

as, personal protective equipment (PPE), will be used as needed in an effort to prevent spills into waterways by protecting drainage inlets, gutters, etc. and for cleanup. Sand or other absorbent materials can also be useful for absorption and containment. Material Safety Data Sheets for the materials use onsite will be located at the temporary construction trailer.

For any other Hazardous Materials related issue not aforementioned and/or addressed in this section, the Project shall contact the Department of Environmental Health

pm

EPD DEPARTMENT

10.EPD. 1 - DESERT TORTOISE PROTECTI RECOMMND

(1) Qualified Biologist: In the following measures, a "qualified biologist" is defined as a person with appropriate education, training, and experience to conduct tortoise surveys, monitor project activities, provide worker education programs, and supervise or perform other implementing actions. The person must demonstrate an acceptable knowledge of tortoise biology, desert tortoise impact minimization techniques, habitat requirements, sign identification techniques, and survey procedures. Evidence of such knowledge may include work as a compliance monitor on a project in desert tortoise habitat, work on desert tortoise trend plot or transect surveys, conducting surveys for desert tortoise, or other research or field work on desert tortoise. Attendance at a training course endorsed by the agencies (e.g., Desert Tortoise Council tortoise training workshop) is a supporting qualification. A qualified biologist will be on-site during all construction. The qualified biologist shall conduct a pre-construction clearance survey of the Project area, watch for tortoises wandering into the construction areas, check under vehicles, and examine excavations and other potential pitfalls for entrapped animals. The qualified biologist will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with the Field Contact Representative (FCR) (described below). The qualified biologist shall have the authority to halt all Project activities that are in violation of these measures or that may result in the take

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10. GENERAL CONDITIONS

10.EPD. 1

- DESERT TORTOISE PROTECTI (cont.)

RECOMMND

of a tortoise. The qualified biologist shall have a copy of this letter when work is being conducted on the site. The qualified biologist is not authorized to handle or relocate desert tortoises as part of this project.

(2) Preconstruction Clearance Survey: The qualified biologist shall conduct a preconstruction clearance survey of the Project area. Transects for clearance surveys will be spaced 15 feet apart. Clearance will be considered complete after two successive surveys have been conducted without finding any desert tortoises. Clearance surveys must be conducted during the active season for desert tortoises (April through May or September through October). The qualified biologist is not authorized to handle or relocate desert tortoises as part of this project. If a tortoise or tortoise burrow is located during clearance surveys, the USFWS will be contacted for direction on how to proceed.

(3) Field Contact Representative: The Project Applicant will designate a FCR who will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with the USFWS and the Riverside County Planning Department. The FCR will have the authority to halt all Project activities that are not in compliance with the measures in this letter. The FCR will have a copy of this letter when work is being conducted on the site. The FCR may be an agent for the company, the site manager, any other Project employee, a biological monitor, or other contracted biologist. Any incident occurring during the Project activities that is considered by the qualified biologist to be in non-compliance with these measures will be documented immediately by the qualified biologist. The FCR will ensure that appropriate corrective action is taken. Corrective actions will be documented by the qualified biologist. The following incidents will require immediate cessation of the Project activities causing the incident: (1) location of a desert tortoise within the exclusion fencing; (2) imminent threat of injury or death to a desert tortoise; (3) unauthorized handling of a desert tortoise, regardless of intent; (4) operation of construction equipment or vehicles outside a project area cleared of desert tortoise, except on designated roads; and (5) conducting any construction activity without a biological monitor where one is required.

(4) Worker Training: Prior to the onset of construction activities, a desert tortoise education program will be presented by the FCR or qualified biologist to all

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10. GENERAL CONDITIONS

10.EPD. 1 - DESERT TORTOISE PROTECTI (cont.) (cont.) RECOMMND

personnel who will be present on work areas within the Project area. Following the onset of construction, any new employee will be required to formally complete the tortoise education program prior to working on-site. At a minimum, the tortoise education program will cover the following topics:

- oA detailed description of the desert tortoise, including color photographs;
- oThe distribution and general behavior of the desert tortoise;
- oSensitivity of the species to human activities;
- oThe protection the desert tortoise receives under the Act, including prohibitions and penalties incurred for violation of the Act;
- oThe protective measures being implemented to conserve the desert tortoise during construction activities; and
- oProcedures and a point of contact if a desert tortoise is observed on-site.

(5) Site Fencing: Desert tortoise exclusion fencing will be installed around the Project area. The fence will adhere to USFWS design guidelines, available at: http://www.fws.gov/venturaispecies_information/protocols_guidelines/docs/dt1DT_Exclusion-Fence_2005.pdf. The qualified biologist will conduct a clearance survey before the tortoise fence is enclosed to ensure no tortoises are on the Project area. If a tortoise is found, all construction activity will halt and the USFWS contacted for direction on how to proceed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain the integrity of the tortoise barrier.

Fencing around the Project area will include a desert tortoise exclusion gate. This gate will remain closed at all times, except when vehicles are entering or leaving the Project area. If it is deemed necessary to leave the gate open for extended periods of time (e.g., during high traffic periods), the gate may be left open as long as a qualified biologist is present to monitor for tortoise activity in the vicinity. Sites with potential hazards to desert tortoise (e.g., auger holes, steep-sided depressions) that are outside of the desert tortoise exclusion fencing will be fenced by installing exclusionary fencing, or not left unfilled overnight.

(6) Refuse Disposal: All trash and food items shall be

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10. GENERAL CONDITIONS

10.EPD. 1 - DESERT TORTOISE PROTECTI (cont.) (cont.) (CRECOMMND

promptly contained within closed, raven-proof containers. These will be regularly removed from the Project area to reduce the attractiveness of the area to common ravens and other desert predators. The FCR will be responsible for ensuring that trash is removed regularly from the site such that containers do not overflow, and that the trash containers are kept securely closed when not in use.

(7) Tortoises under vehicles: The underneath of vehicles parked outside of desert tortoise exclusion fencing will be inspected immediately prior to the vehicle being moved. If a tortoise is found beneath a vehicle, the vehicle will not be moved until the desert tortoise leaves of its own accord.

(8) Tortoises on roads: If a tortoise is observed on or near the road accessing the Project area, vehicular traffic will stop and the tortoise will be allowed to move off the road on its own.

(9) Tortoise Observations: No handling of desert tortoise or burrow excavation is allowed as part of the proposed action. If a tortoise is observed outside of exclusion fencing, construction will stop and the tortoise allowed to move out of the area on its own. If a tortoise or tortoise burrow is observed within the exclusion fencing, all construction will stop, and the USFWS contacted for direction on how to proceed.

The following activities are not authorized and will require immediate cessation of the construction activities causing the incident: (1) location of a desert tortoise within the exclusion fencing; (2) imminent threat of injury or death to a desert tortoise; (3) unauthorized handling of a desert tortoise, regardless of intent; (4) operation of construction equipment or vehicles outside a project area cleared of desert tortoise, except on designated roads; and (5) conducting any construction activity without a biological monitor where one is required.

(10) Dead or Injured Specimens: Upon locating a dead or injured tortoise, the Applicant or agent is to immediately notify the Palm Springs Fish and Wildlife Office by telephone within three days of the finding. Written notification must be made within five days of the finding, both to the appropriate USFWS field office and to the USFWS' Division of Law Enforcement. The information provided must include the date and time of the finding or incident (if known), location of the carcass or injured animal, a photograph, cause of death, if known, and other pertinent information.

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FIRE DEPARTMENT

10.FIRE. 1 USE* -#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 2 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be use as per CA Fire Code

10.FIRE. 3 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 4 USE-#89-RAPID KNOX BOX RECOMMND

Rapid entry Knox shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

remain open until closed by the rapid entry system.

10.FIRE. 6 USE* - EQUIPMNT PAD AND PRKNG RECOMMND

This project is approved for the equipment pads and parking spaces only. Not including the O & M Building (which will be submitted at a later time for palm check).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit No. 3685 (Blythe Mesa I Solar) proposes to construct and operate a 485 MW photovoltaic solar power plant and associated infrastructure on approximately 91 parcels as an electrical generating facility. The 3,587-acre site is located in the Blythe area, east of the Blythe Municipal Airport, west of Neighbors Boulevard, and north and south of Interstate 10. The project was previously CUP3670.

The site is subject to off-site flows from the northwest and southwest. In general, these flows enter the site in a broad sheet flow manner. A natural watercourse bisects the upper eastern portion of the project with a watershed of 14.6 square miles. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. Some solar panel equipment is proposed within the watercourse, however, during final design, a floodplain analysis will be required to show that there is no effect to the floodplain.

A floodplain delineation study, entitled "Blythe Mesa 1 Wash Feature - Summary of Finding, dated June 17, 2013 shows preliminary floodplain limits. A final delineation of the floodplain along with supporting calculations will be required. Any encroachment into or other modification of this floodplain shall only be permitted if the applicant is able to demonstrate to the District's satisfaction that such impacts will not cause adverse impacts to upstream or downstream properties. This will likely require the preparation and submittal of a comprehensive hydrologic/hydraulic analysis.

Since the proposal is to construct solar panels, no increased runoff and/or flow diversion is anticipated. The

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Though minor grading within the watercourse is allowed, disturbed areas shall be rebuilt to pre-developed grades and respect the natural drainage patterns.

A portion of the north-west corner of the project lies within what was preliminarily found to be an ineffective flow area of the watercourse. One building pad is proposed within this area and shall be elevated a minimum of 24 inches above the 100 year water surface elevation.

All new buildings shall be flood-proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground or 100 year water surface elevation, whichever is greater. Slope protection may be required for buildings on fill. Additionally, the solar panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed

No flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. The plan reflects an equestrian fence with a 30 foot setback in these areas. As discussed and agreed upon with the applicant, fence design #1775-6 (refer to <http://www.staytuff.com/products/livestock/horse>) or equivalent, shall be used. The fence has 3"H by 6"W openings for first 18" from the bottom and 4"H by 6"W for the next 8 inches and so forth. This fencing or equivalent shall be provided to allow the free flow of storm runoff. No setback is required with the use of this fencing. A detail of the equestrian fence shall be provided accordingly.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground or above the 100 year water surface elevation, whichever is greater.

10.FLOOD RI. 10 USE WELL DEFINED WATERCOURSES RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. Though minor grading is allowed, disturbed areas shall be rebuilt to predeveloped grades and respect natural drainage patterns.

PLANNING DEPARTMENT

10.PLANNING. 3 REN ENG - UTILITY COORDINATION RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection

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10. GENERAL CONDITIONS

10.PLANNING. 3 REN ENG - UTILITY COORDINATION (cont.) RECOMMND

shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 4 REN ENG - FUTURE INTERFERENCE RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 5 REN ENG - REPLACE OR MODIFY RECOMMND

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

10.PLANNING. 7 REN ENG - PRODUCTION MONITORIN RECOMMND

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

10.PLANNING. 8 REN ENG - NO FINAL NO CONNECT RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 9

USE - PDP01428 ASSESSMENT

RECOMMND

County Paleontological Report (PDP) No. 1428, submitted for this case (CUP03685), was prepared by John Minch and Associates, Inc. and is entitled: "Blythe Solar Project, Paleontological Resources Survey Report, Riverside County, California", dated September 20, 2011, Revised January 5, 2012.

PDP01428 concluded:

1.Grading and excavation in conjunction with development would have a high potential to adversely impact significant paleontologic resources that may be present within the boundaries of the project property.

2.Impacts to these paleontological resources can be mitigated by implementation of all mitigation measures recommended in PDP01428.

PDP01428 recommended a qualified vertebrate develop a Paleontologic Mitigation Program/Plan to mitigate impacts and to guide the recovery of any significant nonrenewable paleontologic resources.

PDP01428 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01428 is hereby accepted for CUP03685. At such time as a grading plan is prepared, the paleontological consultant of record shall prepare and submit, to the County Geologist, a paleontological resources impact mitigation program for review and approval prior to issuance of grading permits.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 10

USE - GEO02298

RECOMMND

County Geologic Report (GEO) No. 2298 submitted for this project (CUP03685) was prepared by Ninyo & Moore and is entitled: "Geologic Reconnaissance Evaluation, Blythe Mesa Solar Project, Blythe, California", dated January 13, 2012.

In addition, Ninyo & Moore prepared the following documents for this project:

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10. GENERAL CONDITIONS

10.PLANNING. 10

USE - GEO02298 (cont.)

RECOMMND

"Response to Review Comments, County Geologic Report No. 2298, Geologic Reconnaissance Evaluation, Blythe Mesa I Solar Project, Blythe, California", dated October 25, 2012.

"Update Geologic Reconnaissance Evaluation, Blythe Mesa Solar Project, Blythe, California", dated January 23, 2013.

"Limited Geotechnical Evalaution, Blythe Mesa Solar Project, Blythe, California", dated June 7, 2013.

These documents are herein incorporated as a part of GEO02298.

GEO02298 concluded:

1. There are no active faults underlying the site.
2. The potential for surface rupture and lurching or cracking of the ground surface as a result of a nearby seismic event is considered low.
3. No ground cracks or fissures were observed during site reconnaissance.
4. Liquefaction and seismically induced settlement at the site are not design considerations.
5. No landslides, debris flows or rock falls are known to (sic) present on the site.
6. Seiches are not a design consideration.
7. Some settlement of the loose soils underlying the site is possible.
8. The hydro-consolidation potential of the soils is moderate.

GEO02298 recommended:

1. Site specific evaluation of the potential ground-shaking hazard for the proposed project would be performed prior to final design and construction so that appropriate structural design and mitigation techniques can be implemented.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - GEO02298 (cont.) (cont.)

RECOMMND

2.Should future data suggest the presence of active faulting at the project site, a fault evaluation may be performed. Mitigation of potential fault rupture hazard would typically include locating improvements away from the trace of an active fault, designing structures for an acceptable amount of movement, or implementing systems to maintain safety and that allow for displacement that could be repaired.

3.Removal of loose soil layers and replacement with compacted fill or specialized foundation design including the use of deep foundation systems to support structures.

4.Additional hydro-consolidation tests should be performed to verify this during the design stages of the project. Mitigation recommendations for hydro-consolidation may include removal of the collapsible soil layers and replacement with compacted fill or specialized foundation design including the use of deep foundations systems to support structures.

GEO No. 2298 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2298 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 11 USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 12 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 13 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 14 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10.PLANNING. 15 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 21 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 27 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 28 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 33 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 34 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 41 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 43 USE - WATER REPORT FOR MWD RECOMMND

Water use shall be monitored and reported annually to the Planning Department over the project life to ensure utilization as reasonable required for beneficial use.

(Requirement from Metropolitan Water District letter dated July 30, 2014, which was part of comments on the draft EIR.)

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - MM NOISE 1 RECOMMND

Construction shall be prohibited in areas within 0.25 mile (1,320 feet) of residents, between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. During construction, best efforts should be made to locate stockpiling and/or vehicle staging areas as far from existing noise sensitive receptors (residential dwellings) nearest the Project area.

10.PLANNING. 46 USE - COMPLY LIGHT PLAN RECOMMND

The applicant/owner/operator/successor in interest shall comply with the light plan required in 80.PLANNING.31. This compliance shall be through the construction, operation and decommissioning of the project.

10.PLANNING. 47 USE - ALUC REQUIREMENTS RECOMMND

The following are the conditions of approval from the Riverside County Airport Land Use Commission letter dated April 25, 2012:

CONDITIONS:

1.The following uses shall be prohibited:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or

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10.PLANNING. 47

USE - ALUC REQUIREMENTS (cont.)

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aircraft instrumentation.

2.Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.

3.If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.

4.Prior to issuance of building permits for any structures or panels on those parcels located wholly or partially within Airport Compatibility Zone B1, the landowner shall convey an avigation easement to the County of Riverside as owner of Blythe Airport.

5.The attached notice shall be provided to all potential purchasers, and shall be recorded as a deed notice for those parcels within the project located wholly or partially within Airport Compatibility Zones C and D.

6.All photovoltaic panels installed on the project shall have received an anti-reflective coating to minimize the potential for hazardous glare to occur to aircraft.

7.In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels at the time of day when incidences of glare occur to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been

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10. GENERAL CONDITIONS

10.PLANNING. 47

USE - ALUC REQUIREMENTS (cont.) (cont.)

RECOMMND

remediated to the airport operator's satisfaction.

8.In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

9.The Federal Aviation Administration (FAA) has conducted aeronautical studies (Aeronautical Study Nos. 2012-AWP-551-OE, 2012-AWP-552-OE, 2012-AWP-562-OE, 2012-AWP-566-OE through 2012-AWP-571-OE, 2012-AWP-573-OE, 2012-AWP-1712-OE through 2012-AWP-1725-OE) and has determined that neither marking nor lighting of the proposed structures are necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, any such lighting shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2. Such lighting shall be maintained in accordance therewith for the life of the project.

10.The maximum height of the proposed structure, including all mounted appurtenances and aviation safety lighting (if any), shall not exceed the heights as noted in each Determination of No Hazard to Air Navigation for each respective structure.

11.In accordance with the Determinations of No Hazard to Air Navigation issued for the subject structures, the determinations do include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - ALUC REQUIREMENTS (cont.) (cont.) (contRECOMMND

equipment shall not exceed the overall heights as indicated in each respective determination. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

12.The specific coordinates, height, top point elevation, power, and frequencies of the proposed facility shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

13.Within five (5) days after construction reaches its greatest height, the permittee shall complete Form 7460-2, Notice of Actual Construction or Alteration, and submit said form to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Service at 2601 Meacham Boulevard, Fort Worth, TX 76137 or online at www.oaaaa.faa.gov. This requirement is also applicable in the event the project is abandoned.

10.PLANNING. 48 USE - MDAQMD CONDITIONS RECOMMND

The following are conditions from the Mojave Desert Air Quality Management District letter dated June 19, 2014:

1.For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

2. All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.

10.PLANNING. 49 USE - PHASING PLAN RECOMMND

Phasing Plan. Development of the Property may occur in phases. Each phase will be defined by the OWNER at the

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10. GENERAL CONDITIONS

10.PLANNING. 49

USE - PHASING PLAN (cont.)

RECOMMND

time the OWNER submits design plans to COUNTY for grading and building permits to allow Solar Power Plant construction. Presently, the OWNER anticipates that the first phase will include Unit 1 (up to 135 MW), site access road, substation, generation tie-line, operations and maintenance building, and distribution line. The second phase will include Unit 2 (up to 25 MW) and distribution line. The third phase will include Unit 3 (up to 85 MW), site access road, substation, generation tie-line, operations and maintenance building and distribution line. The fourth phase will include Unit 4 (up to 35 MW) and distribution line. The fifth phase will include Unit 5 (205 MW), substation, generation tie-line, and distribution line. The phases can be constructed in any order, and phases may be constructed simultaneously.

TRANS DEPARTMENT

10.TRANS. 1

USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 2

USE - STD INTRO (ORD 461)

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3

USE- B-29 SOLAR POLICY

RECOMMND

In order to secure public health, safety and welfare, this project CUP03685 shall be subject to the requirements of Board of Supervisors Policy Number B-29 as well as the requirements of any applicable Ordinance, State and Federal Law.

Prior to the issuance of the encroachment permit for the Gen-Tie Line, a franchise agreement needs to be adopted by the Board of Supervisors via ordinance and a written acceptance thereof needs to be filed by the applicant/permittee with the Clerk of the Board. The franchise agreement shall contain provisions consistent with the requirements contained in Board of Supervisors Policy Number B-29. The adoption of an ordinance (franchise agreement) by the Board of Supervisors is a discretionary act and cannot be guaranteed, pre-committed or constrained. The County cannot guarantee the ultimate outcome of any public hearings before the Board of Supervisors on the franchise agreement. If for any reason, the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, an encroachment permit will not be issued for the Gen-Tie Line. If an encroachment permit cannot be issued because the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, no construction or use can be commenced under this CUP.

10.TRANS. 4

USE - ENVIRONMENTAL CLEARANCES

RECOMMND

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

10.TRANS. 5

USE - ENCROACHMNT PERMIT/FINAL

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03685

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10. GENERAL CONDITIONS

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

road right-of-way. The locations of power poles shall be determined during permitting stage.

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

10.TRANS. 6 USE - ACCESS/NEIGHBORING PROP RECOMMND

Project shall ensure access for adjacent neighboring properties. Any County right-of-way located within the fenced array area will require a franchise agreement, development agreement and/or County Board of Supervisors approval.

10.TRANS. 7 USE - MAINTAIN EXISTING ACCESS RECOMMND

Existing dedicated County roads and General Plan roads shall not be blocked and/or used as private property.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3685 shall terminate on July 1, 2045. This permit shall thereafter be null and void and of no effect whatsoever.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

20.PLANNING. 6 USE - MMRP

RECOMMND

The mitigation measures set forth in the Mitigation Monitoring and Reporting Program ("MMRP") that are not otherwise included in these Conditions of Approval are hereby incorporated into these Conditions of Approval and shall be enforced by the agency or agencies listed in the MMRP. These Conditions of Approval, including the MMRP, establish the timing of compliance with all conditions of approval and all mitigation measures applicable to this permit. The County shall enforce compliance with these Conditions of Approval as otherwise permitted by law pursuant to Condition No. 10.Planning.33 and as required by the procedures set forth in County Ordinance No. 348.

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS

RECOMMND

Seeley Avenue from Stephenson Boulevard westerly is a gravel road at this time, prior to the issuance of a building permit, Seeley Avenue shall be constructed with minimum of 24-foot wide asphalt concrete and class II base with graded shoulders per County Standard 106 (modified) from Stephenson Boulevard up to Eugene Drive, as approved by the Transportation Department.

Prior to the issuance of a building permit and grading permits, applicants geotechnical engineer shall collect soil and bore samples on the designated primary access road(s) currently identified as Seeley Avenue and Riverside Avenue(existing asphalt concrete paved roads), to determine

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

the existing conditions. If the existing conditions are determined inadequate to support construction traffic, the geotechnical engineer shall provide recommendations for the necessary street improvements in accordance with the County Street Improvements Plan Policies and Guidelines. The project owner/applicant shall be responsible for all engineering and construction costs, as approved by the Transportation Department.

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

Mesa Drive south of Interstate 10 shall not be used as an access road for the project.

20.TRANS. 2 USE - B-29 SOLAR POLICY

RECOMMND

In order to secure public health, safety and welfare, this project CUP03685 shall be subject to the requirements of Board of Supervisors Policy Number B-29 as well as the requirements of any applicable Ordinance, State and Federal Law.

Prior to the issuance of the encroachment permit for the Gen-Tie Line, a franchise agreement needs to be adopted by the Board of Supervisors via ordinance and a written acceptance thereof needs to be filed by the applicant/permittee with the Clerk of the Board. The franchise agreement shall contain provisions consistent with the requirements contained in Board of Supervisors Policy Number B-29. The adoption of an ordinance (franchise agreement) by the Board of Supervisors is a discretionary act and cannot be guaranteed, pre-committed or constrained. The County cannot guarantee the ultimate outcome of any public hearings before the Board of Supervisors on the franchise agreement. If for any reason, the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, an encroachment permit will not be issued for the Gen-Tie Line. If an encroachment permit cannot be issued because the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, no construction or use can be commenced under this CUP.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

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

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

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

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

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

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

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

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

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

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10

USE - SITE DESIGN BMPS

RECOMMND

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

60.BS GRADE. 12

USE - PRE-CONSTRUCTION MTG

RECOMMND

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

60.BS GRADE. 13

USE- BMP CONST NPDES PERMIT

RECOMMND

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

60.BS GRADE. 14

USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV SITE ASSESSMENT PHASE II

RECOMMND

A Phase II Environmental Site Assessment shall be required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanup Program (ECP) to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact ECP at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1 - BIOLOGICAL MONITOR

RECOMMND

The Project inspector shall monitor the work area bi-weekly during ground disturbing construction activities. The Project inspector shall conduct monitoring for any area subject to disturbance from construction activities that may impact biological resources. The Project inspector's duties include minimizing impacts to special-status species, native vegetation, wildlife habitat, and unique resources. Where appropriate, the inspector will flag the boundaries of biologically sensitive areas and monitor any construction activities in these areas to ensure that ground disturbance activities and impacts occur within designated limits. The Project inspector will also be responsible for ensuring the BMPs shall be employed to prevent loss of habitat caused by Project-related impacts (e.g., grading or clearing for new roads) within the gen-tie line corridor. The resume of the proposed Project inspector will be provided to the BLM and the Riverside County Planning Department, Environmental Programs Division for concurrence prior to onset of ground-disturbing activities. The Project inspector will have demonstrated expertise with the biological resources within the Project area.

60.EPD. 2 - DT FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Desert Tortoise Fencing Plan (DTFP) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The DTFP shall adhere to USFWS design guidelines, available at: http://www.fws.gov/venturaispecies_information/protocols_guidelines/docs/dt1DT_Exclusion-Fence_2005.pdf. The DTFP

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - DT FENCING PLAN (cont.)

RECOMMND

shall include a description of the proposed installation process and associated biological monitoring. If the project is to be constructed in phases, the DTFP shall include a phasing plan for the fence installation as well.

The qualified biologist will conduct a clearance survey before the tortoise fence is enclosed to ensure no tortoises are on the Project area. If a tortoise is found, all construction activity will halt and the USFWS contacted for direction on how to proceed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain the integrity of the tortoise barrier. Fencing around the Project area will include a desert tortoise exclusion gate. This gate will remain closed at all times, except when vehicles are entering or leaving the Project area. If it is deemed necessary to leave the gate open for extended periods of time (e.g., during high traffic periods), the gate may be left open as long as a qualified biologist is present to monitor for tortoise activity in the vicinity. Sites with potential hazards to desert tortoise (e.g., auger holes, steep-sided depressions) that are outside of the desert tortoise exclusion fencing will be fenced by installing exclusionary fencing, or not left unfilled overnight.

60.EPD. 3 - DT FENCE INSTALL

RECOMMND

Prior to the issuance of a grading permit, the qualified biologist shall submit a final Desert Tortoise Fence Installation Report to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The report will document any desert tortoise observation and actions taken, as well as confirm that the fence has been installed to the standards described in the approved Desert Tortoise Fencing Plan.

60.EPD. 4 - PRE-CONSTRUCTION SURVEYS

RECOMMND

Pre-construction surveys shall be conducted for State and federally listed Threatened and Endangered, Proposed, Petitioned, and Candidate plants in a 250-foot radius around all areas subject to ground-disturbing activity including, but not limited to, tower pad preparation and construction areas, solar facilities, pulling and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - PRE-CONSTRUCTION SURVEYS (cont.)

RECOMMND

tensioning sites, assembly yards, and areas subject to grading for new access roads. The surveys shall be conducted during the appropriate blooming period(s) by an authorized plant ecologist/biologist according to protocols established by the USFWS, CDFW, BLM, and California Native Plant Society (CNPS). Measures shall be taken to avoid and minimize impacts to special-status plant species that are found to be present during the preconstruction surveys. This includes avoiding unnecessary or unauthorized trespass by workers and equipment, staging and storage of equipment and materials, refueling activities, and littering or dumping debris in areas known to contain special-status plant species that are not within the designated construction footprint.

60.EPD. 5 - BUOW MIT AND MON PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Burrowing Owl Monitoring and Mitigation Plan (Plan) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. A Burrowing Owl Monitoring and Mitigation Plan (Plan) shall be developed to describe monitoring, reporting, and management of the burrowing owl during the construction, O&M, and decommissioning of the proposed Project, as required by the BLM, CDFW, and County of Riverside. It shall be prepared following the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012b), and describe a multi-tiered approach to prevent or reduce impacts during construction and operation of the Project. Below is a general summary of the Plan requirements:

- 1) Pre-construction Surveys will be conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) 30 days prior to construction;
- 2) Should any of the pre-construction surveys yield positive results for the presence of burrowing owl or active burrows within the Project area, the approved Biologist will coordinate with the Construction Contractor to implement avoidance and set-back distances;
- 3) If suitable burrows are observed and documented during the pre-construction surveys within the Project footprint and determined to be inactive, these burrows will be excavated and filled in under the supervision of the approved Biologist(s) prior to clearing and grading;

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5

- BUOW MIT AND MON PLAN (cont.)

RECOMMND

4) To compensate for impacts to the burrowing owls in activity areas on the northern part of the Project, 146 acres of habitat have been identified adjacent to the Project area. A letter agreeing to dedicate the existing compensation lands must be approved by CDFW and the County prior to ground disturbance. Land used for compensation must be of equal value or better than the land impacted. Ownership of compensation lands will be transferred prior to any surface disturbance to one of the following: the BLM; an entity acceptable to the BLM, or CDFW that can effectively manage listed species and their habitats.

5) The Plan provides detailed methods and guidance for passive relocation of burrowing owls occurring within the Project disturbance area; and

6) The Plan describes monitoring and management of the passive relocation effort, including the created or enhanced burrow location and the Project area where burrowing owls were relocated from and provide a reporting plan. The Plan will include maintenance of artificial burrows, three to four times during the year for a total of three years, as necessary.

60.EPD. 6

- BADGER SURVEY

RECOMMND

In areas identified as suitable habitat during the 2011 and 2012 surveys, biological monitors shall conduct pre-construction surveys for American badger no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the badger dens shall be fitted with the one-way trap doors to encourage badgers to move off-site. After 48 hours post-installation,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 - BADGER SURVEY (cont.)

RECOMMND

the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow badgers the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Alternatively, a designated biologist, authorized by CDFW, shall trap and remove badgers from occupied dens and move them off-site into appropriate habitat.

60.EPD. 7 - KIT FOX SURVEY

RECOMMND

In areas identified as suitable habitat during the 2011 and 2012 surveys, biological monitors shall conduct pre-construction surveys for kit fox no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by kit fox. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the kit fox dens shall be fitted with the one-way trap doors to encourage kit fox to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow kit fox the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

- KIT FOX SURVEY (cont.)

RECOMMND

depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Habitat-based mitigation or other appropriate mitigation as discussed previously for desert tortoise and western burrowing owl shall provide mitigation for impacts to non-listed special-status species that inhabit overlapping suitable habitat. The following measures are required to reduce the likelihood of distemper transmission:

- No pets shall be allowed on the site prior to or during construction;
- Any kit fox hazing activities that include the use of animal repellents such as coyote urine must be cleared through the CDFW prior to use; and
- Any documented kit fox mortality shall be reported to the CDFW and the BLM within 24 hours of identification. If a dead kit fox is observed, it shall be retained and protected from scavengers until the CDFW determines if the collection of necropsy samples is justified.

60.EPD. 8

- NESTING BIRD SURVEY

RECOMMND

If Project construction activities cannot occur completely outside the bird breeding season, then pre-construction surveys for active nests shall be conducted by a qualified biologist within 1,200 feet of the construction zone no more than seven days before the initiation of construction that would occur between February 1 and August 15. The qualified biologist will hold a current Memorandum of Understanding with the County of Riverside to conduct nesting bird surveys. If breeding birds with active nests are found, a biological monitor shall establish a species-specific buffer around the nests for ground-based construction activities, 250 feet or 1,200 feet for raptor nests. Extent of protection will be based on proposed management activities, human activities existing at the onset of nesting initiation, species, topography, vegetative cover, and other factors. When appropriate, a no-disturbance buffer around active nest sites will be required from nest-site selection to fledging. If for any reason a bird nest must be removed during the nesting season, written documentation providing concurrence from

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8

- NESTING BIRD SURVEY (cont.)

RECOMMND

the USFWS and CDFW authorizing the nest relocation shall be obtained. All nest removals shall occur after the nest is demonstrated to be inactive by a qualified biologist and have been shown to not result in take as defined by the Migratory Bird Treaty Act (MBTA). A Bird and Bat Conservation Strategy (BBCS) will be developed for this Project and include additional protections for avian species. The BBCS would be based on specific recommendations from the USFWS and would provide:

- a statement of the Applicant's understanding of the importance of bird and bat safety and management's commitment to remain in compliance with relevant laws;

- documentation of conservation measures BMSP would implement through design and operations to avoid and reduce bird and bat fatalities at both solar generation facilities as well as the associated gen-tie line, including consideration of bird height and wingspan requirements and use of flight diverters, perch and nest discouraging material, etc.;

- consistent, practical and up-to-date direction to BMSP staff on how to avoid, reduce, and monitor bird and bat fatalities;

- establishment of accepted processes to monitor and mitigate bird and bat fatalities;

- establishment of accepted fatality thresholds that, if surpassed, would trigger adaptive changes to management and mitigation management;

- an adaptive management framework to be applied, if thresholds are surpassed; and

- A three year post-construction monitoring study.

The BBCS would be considered a "living document" that articulates the Applicant's commitment to develop and implement a program to increase avian and bat safety and reduce risk. As progress is made through the program or challenges are encountered, the BBCS may be reviewed, modified, and updated. The initial goals of this BBCS are to:

- provide a framework to facilitate compliance with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8 - NESTING BIRD SURVEY (cont.) (cont.) RECOMMND

federal law protecting avian species and a means to document compliance for regulators and the interested public;

- allow the Agent to manage risk to protected bird and bat species in an organized and cost-effective manner;
- establish a mechanism for communication between BMSP managers and natural resource regulators (primarily USFWS);
- foster a sense of stewardship with BMSP owners, managers, and field engineers; and
- articulate and cultivate a culture of wildlife awareness (specifically birds and bats) and the importance of their protection.

60.EPD. 9 - FRINGE-TOED LIZARD RECOMMND

To mitigate for permanent habitat loss and direct impacts to Mojave fringe-toed lizards the Applicant shall provide compensatory mitigation at a 3:1 ratio, which may include compensation lands purchased in fee or in easement in whole or in part, for impacts to stabilized or partially stabilized desert dune habitat (i.e., dune, sand ramp, or fine-sandy wash habitat). The Mojave fringe-toed lizard occurs within Alternatives 1, 3 and 5 gen-tie corridors and has a high potential to occur within Alternative 4 gen-tie corridor. If compensation lands are acquired, the Applicant shall provide funding for the acquisition in fee title or in easement, initial habitat improvements and long-term maintenance and management of the compensation lands.

60.EPD. 10 - JURISDICTIONAL PERMITS RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit documentation that any impacts to jurisdictional features have been permitted by the appropriate agency.
Impacts to areas under jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), and CDFW shall be avoided as necessary to reduce impacts to less than significant levels. Where avoidance of jurisdictional areas is not necessary to reduce impacts to less than significant levels, including emergency repairs, and access/spur roads

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60.EPD. 10 - JURISDICTIONAL PERMITS (cont.) RECOMMND

within the ephemeral channel, the applicant shall provide the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat along with adequate buffers to protect the function and values of jurisdictional area mitigation. The location(s) of the mitigation will be determined in consultation with the Applicant and the responsible agency(s) as part of the permitting process.

60.EPD. 11 - BRMIMP REVIEW RECOMMND

A Biological Resources Mitigation Implementation and Monitoring Plan (BRMIMP) will be developed to summarize all of the various biological mitigation, monitoring, and compliance measures and include measures from the various biological plans and permits developed for BMSP. The BRMIMP shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The BRMIMP shall include the following:

- 1) All biological resources mitigation, monitoring, and compliance measures outlined in the BMSP Draft EIR/EA;
- 2) All biological resource mitigation, monitoring and compliance measures required in federal agency terms and conditions, such as those provided in the USFWS concurrence letter that the Project is "not likely to incidentally take or otherwise adversely affect" federally listed species (FWS-ERIV-12B0299-12I0497);
- 3) All biological resource mitigation, monitoring and compliance measures required by the Riverside County, such as those provided in the December 18, 2013 comment letter (DRT-EPD Corrections) on the BMSP Draft EIR/EA No. 529 (CUP 3685);
- 4) All biological resource mitigation, monitoring and compliance measures outlined in the Burrowing Owl Mitigation and Monitoring Plan and the Bird and Bat Conservation Strategy (the full biological plans will be included in the attachments to the BRMIMP);
- 5) All locations on a map, at an approved scale, of sensitive biological resource areas subject to disturbance and areas requiring temporary protection and avoidance

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60.EPD. 11 - BRMIMP REVIEW (cont.)

RECOMMND

during construction and operation;

6) Duration for each type of monitoring and a description of monitoring methodologies and frequency;

7) Performance standards to be used to help decide if/when proposed mitigation is or is not successful; and

8) A process for proposing plan modifications to appropriate agencies for review and approval.

BMSP shall provide the BRMIMP document at least 60 days prior to start of any Project-related ground disturbing activities to the BLM and the County for review and approval. Implementation of BRMIMP measures will be reported in the monthly compliance reports by the Designated Biologist (i.e., survey results, construction activities that were monitored, species observed).

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained within archaeological report PD-A-4750, prepared by Power Engineers, dated June 2012, it has been demonstrated that the project area is sensitive for both prehistoric and historic cultural resources.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified

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60.PLANNING. 1

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall coordinate with the County Archaeologist to attend the pre-grade meeting. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site requiring conventional mass grading, solar array areas where trenching will occur, and any new roadways. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

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

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

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 2

GEN - SPECIAL INTEREST MONITOR

RECOMMND

As a result of information contained in archaeological report PD-A-4750, prepared by Power Engineers, dated June 2012, it has been demonstrated that the project contains historic resources, and may have the potential for additional subsurface cultural resources, associated with the historic Blythe Army Air Base (BAAB) Historic District and it's World War II period of significance between the years 1942-1943. These resources may be contributing

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60.PLANNING. 2

GEN - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

archaeological or built environment elements of a historic district for the BAAB that was a part of a larger regional historic landscape associated with World War II military training activities and facilities. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Patton Memorial Museum in Chiriaco Summit, California. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall include, but not be limited to, the treatment and ultimate disposition of World War II-era artifacts, and assistance in site and artifact interpretation. The SI Monitor shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring by the Project Archaeologist. The SI Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

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

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

2)Special interest monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves as a supplement for consultation and advisory purposes for the groups' interests only on behalf of the public.

3)This agreement shall not modify any approved condition of approval or mitigation measure.

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60.PLANNING. 2 GEN - SPECIAL INTEREST MONITOR (cont.) (cont.RECOMMND

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest group has not been met.

5)Curation shall not occur until after the Phase IV monitoring report(s) documenting any finds has been submitted to the Riverside County Planning Department. The developer/permit holder is responsible for all curation costs.

60.PLANNING. 4 USE- CRMMP REQUIRED

RECOMMND

Prior to issuance of any grading or building permits, the developer/permit holder shall submit for approval to the County Archaeologist and the County Historic Preservation Officer (CHPO) a copy of a Cultural Resources Monitoring and Mitigation Plan (CRMMP) for the expanded cultural resources site number 33-018837 including details of all activities that must be completed in order to reduce the impacts to the site prior to construction. The CRMMP defines the roles and responsibilities of cultural resources personnel and provides timelines for the completion of the required mitigation. The CRMMP will also include a discussion of curation specifications, materials to be transferred to a curation facility, and the responsibility of the developer/permit holder to pay all curation fees. The CRMMP shall follow the policies, methods, and concepts of the newly promulgated cultural resources historic and cultural contexts and field manual protocols and methods prepared by the BLM/CEC for the DTC historic landscape district.

Specifically, the CRMMP shall include the following forms of mitigaton as identified by the County for this project.

1. Intensive mapping: Use of a GPS, or low-altitude aerial photography, or other suitable GIS technology to create detailed plan maps of the BAAB that would document key structural elements. The exhibits shall be submitted to the County for acceptance and upon acceptance copies shall be filed with the General Patton Memorial Museum, the California Energy Commission, the Bureau of Land Management, and the Eastern Information Center by the Project Archaeologist with evidence of these filings submitted to the County for verification.

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60.PLANNING. 4

USE- CRMMP REQUIRED (cont.)

RECOMMND

2. Archival Research and Historic Context Resources Develeopment: Conduct archival research to gather information on additional sources about the history and context of the BAAB and its relationship with the DTC/C-AMA and General Patton. This shall culminate in a written document listing and annotating sources identified. This shall be done in order to provide the public and researchers with a wider database for future research. This document shall be filed with the County, the EIC, the General Patton Memorial Museum, and the BLM and CEC. This docuemnt shall be attached to the site record (P33-018837) for the BAAB. Provide supporting data for existing NRHP and CRHR nomination efforts in coordination with current California SHPO, CEC, and/or BLM efforts.

3. Public Interpretive Mitigation: this measure would include a monetary donation by the applicant to the General Patton Memorial Museum, in Chiriaco Summit, California, in the amount of \$10,000.00 for the Museum's use in an exhibit, activity or other suitable program featuring the history of the BAAB. Evidence of this donation shall be provided to the County to ensure mitigation compliance.

4. Archeological Investigation: The majority of the BAAB facility has been destroyed, however archaeological remains of buildings that served as the hospital and barracks area, the utility yard area, the warehouse area, and the fire station still exist. Features identified include fire hydrants, man holes, walking paths, oiled linear roads, trash scatters and dumps with a variety of artifacts associated with life at the BAAB. The BAAB was previously determined to be eligible for listing on the National Register of Historic Places (NRHP) under Criteria A and B, and for the California Register of Historic Resources (CRHR) under criteria 1 and 2. There are scatters of artifacts on the ground surface across the project site that may provide additional information about the BAAB site plan and function. A surface collection and analyses of diagnostic artifacts shall be conducted with the data from the analyses to be incorporated into the overall documentation of the BAAB. Curation of collected materials shall be with the General Patton Memorial Museum, in Chiriaco Summit, California

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60.PLANNING. 5 USE- CURATION AGREEMENT

RECOMMND

Prior to issuance of a grading permit or building permit, the Applicant/Permit Holder shall submit to the County Archaeologist, a completely executed agreement between the Applicant/Permit Holder and the General Patton Memorial Museum, in Chiriaco Summit, California, that includes, but is not limited to, provisions for temporary curation storage and related maintenance fees, access to qualified researchers, long term permanent curation requirements, of World War II artifacts recovered during construction grading and surface collection activities.

60.PLANNING. 6 USE - NATIVE AMERICAN MONITOR

RECOMMND

Archaeological surveys have confirmed the presence of prehistoric Native American cultural resources within the project boundaries and, as a result of information contained in a letters from several Native American Tribal representatives, monitoring by Native American Tribal representative(s) is appropriate.

Hence; prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American monitor(s). The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. It should be noted that Native American Monitoring is not required for CEQA mitigation on this project as monitoring by a qualified Archaeologist is required for such mitigation. However, it is recommended the developer/permit holder require a monitoring report be prepared by the Native American Monitor(s), to be submitted to the Project Archaeologist for incorporation in their monitoring report, as a term of their contract.

The Native American Monitor shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural

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60.PLANNING. 6 USE - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.

2)Notive American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitor(s). A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement/contract shall not modify any condition of approval or mitigation measure.

60.PLANNING. 16 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3685, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay

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60.PLANNING. 16 USE - FEE STATUS (cont.) RECOMMND

the outstanding balance.

60.PLANNING. 19 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Development Agreement No. 79 and Change of Zone No. 7831 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zones ultimately applied to the property.

60.PLANNING. 20 USE - PALEO PRIMP & MONITOR RECOMMND

County Paleontological Report (PDP) No. 1428 concluded the project's potential to impact significant paleontological resources is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading

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60.PLANNING. 20 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist

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60.PLANNING. 20 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 21 USE - MM - CULTURAL 3 RECOMMND

Prior to obtaining the project-related grading permit from the County of Riverside, the Applicant shall have the Secretary of the Interior Qualified/County-approved Project Archaeologist prepare and submit for approval to the BLM and the County of Riverside a CRMP. The CRMP shall map all cultural resources within the APE, as described in this Draft EIR/EA. The CRMP shall also detail how resources, if any, are determined eligible or resources that are unevaluated but avoided by Project design, would be marked and protected as Environmentally Sensitive Areas during construction. The CRMP shall also map additional areas that are considered to be of high sensitivity for discovery of buried significant cultural resources, including burials, cremations, or sacred features. The CRMP shall detail provisions for monitoring construction in these high-sensitivity areas. It shall also detail procedures for halting construction, making appropriate notifications to agencies, officials, and Native American tribes, and assessing NRHP and CRHR eligibility in the event that unknown archaeological resources are discovered during construction. For all post-review discoveries, the CRMP shall detail the methods, consultation procedures, and timelines for implementing Mitigation Measures Cultural-1 and Cultural-2. The CRMP shall be presented to all construction personnel, with Native American monitors in attendance, in the form of a worker education program by the Project Archaeologist prior to commencement of groundbreaking. During subsequent Safety Meetings on the job site, the Project Archaeologist and/or his qualified representative shall inform all new construction personnel of the cultural resources issues associated with the

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60.PLANNING. 21 USE - MM - CULTURAL 3 (cont.) RECOMMND

Project.

60.PLANNING. 22 USE - MM PALEONTOLOGY 2 RECOMMND

Prior to issuance of the first grading permit, a worker training program shall be prepared and include information on the recognition of the types of paleontological resources that could be encountered within the Project area and referral of finds to the paleontologic monitor if they are found. This information shall be presented to Project construction personnel and Project operation and maintenance personnel by a qualified professional paleontologist.

60.PLANNING. 23 USE - MM AGRICULTURE 1 RECOMMND

Prior to issuance of a grading permit, the Applicant shall provide written evidence of completion of at least one of the following measures to mitigate the impact to agricultural resources caused by conversion of land subject to the grading permit to non-agricultural uses. Important farmlands include Prime Farmlands, Farmlands of Statewide Importance, and Unique Farmlands as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency that is in effect as of the date of approval of the Project.

1) Acquire and record agricultural conservation easement(s) meeting the following criteria:

a. Two acres placed under conservation easement for each net acre of Important Farmland converted to non-agricultural uses during the life of the Project. A plot plan shall be submitted substantiating the net acreage calculation, which shall be consistent with the definition of "Net Acreage" in County Policy B-29 .

b. Land subject to the conservation easement shall be located in Riverside County and must be of the same or higher State of California Department of Conservation farmland classification (Prime Farmland or Farmland of Statewide Importance) as the land that has been converted to non-agricultural uses.

c. The conservation easement must be held by a third party having the capacity to hold such an easement and in an easement form acceptable to Riverside County.

d. The Applicant must provide to the easement holder an endowment sufficient to generate funds for ongoing

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60.PLANNING. 23 USE - MM AGRICULTURE 1 (cont.)

RECOMMND

monitoring and enforcement of the easement.

2)Purchase of credits from an established agricultural land mitigation bank in an amount sufficient to achieve a level of protection at least equivalent to Mitigation Measure Agriculture-1 above;

3)Contribution of agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California in an amount sufficient to achieve a level of protection at least equivalent to Mitigation Measure Agriculture-1 above; or

4)Participation in any agricultural land mitigation program adopted by Riverside County that provides equal or more effective mitigation than the measures listed above.

60.PLANNING. 24 USE - MM HAZARDS 3 (1)

RECOMMND

Prior to the issuance of either a grading permit or a building permit, the applicant or successor in interest shall provide a Worker Environmental Awareness Program plan for review and approval. Once cleared at the grading or building permit level, it shall be considered cleared for both.

The Worker Environmental Awareness Program (WEAP) shall include a personal protective equipment (PPE) program, an Emergency Action Plan (EAP), and an Injury and Illness Prevention Program (IIPP) to address health and safety issues associated with normal and unusual (emergency) conditions. Construction-related safety programs and procedures shall include a respiratory protection program, among other things. Construction would be undertaken sequentially in accordance with a Construction Plan that shall include the final design documents, work plan, health and safety plans, permits, project schedule, and operation and maintenance manuals. Construction Plan documents shall relate at least to the following:

1.Environmental health and safety training (including, but not limited, to training on the hazards of Valley Fever, including the symptoms, proper work procedures, how to use PPE, and informing supervisor of suspected symptoms of work-related Valley Fever)

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60.PLANNING. 24 USE - MM HAZARDS 3 (1) (cont.)

RECOMMND

- 2.Site security measures
- 3.Site first aid training
- 4.Construction testing (non-destructive examination, hydro, etc.) requirements
- 5.Site fire protection and extinguisher maintenance, guidance, and documentation
- 6.Furnishing and servicing of sanitary facilities records
- 7.Trash collection and disposal schedule/records
8. Disposal of hazardous materials and waste guidance in accordance with local, state, and federal regulations

60.PLANNING. 25 USE - MM NOISE 2

RECOMMND

Prior to and during construction, decommissioning, and ground disturbing activities, the Applicant shall provide at least two weeks advance notice of construction and decommissioning. Notices shall be mailed directly to land owners and residents within 2,400 feet of all portions of the Project boundary, and signs shall be posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur; provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction); and provide contact information for the local public liaison for any noise complaints.

Once cleared at the grading or building permit level, it shall be considered cleared for both milestones.

60.PLANNING. 26 USE- MM NOISE 3

RECOMMND

Prior to the issuance of either a grading permit or a building permit, the applicant or successor in interest shall provide a Hearing Conservation Program and Personal Protective Equipment Program plan for review and approval.

The Applicant would implement a Hearing Conservation Program and Personal Protective Equipment Program that would provide personal protective devices for specific jobs that would produce excessive noise levels. The Applicant shall comply with the OSHA regulations on occupational

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60.PLANNING. 26 USE- MM NOISE 3 (cont.) RECOMMND

noise exposure.

Once cleared at the grading or building permit level, it shall be considered cleared for both milestones.

TRANS DEPARTMENT

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

A copy of the grading plan shall be submitted to Transportation Department for review and approval.

60.TRANS. 3 USE - TRAFFIC MITIGATION 01 RECOMMND

The Project owner will develop and implement a construction phase Traffic Management Plan (TMP) in consultation with Bureau of Land Management (BLM), Caltrans, County of Riverside, and City of Blythe for the roadway network potentially affected by construction activities at the Project area and offsite gen-tie line facilities. In order to achieve acceptable LOS, the TMP would include a plan to split the workforce and stagger arrival times during peak construction periods along with a traffic LOS and queue monitoring program, as determined necessary by the County's Transportation Department staff. The plan would be based upon the analysis set forth in the EIR/EA. Carpooling shall also be required of contractor employees during the construction phase to help achieve acceptable LOS levels. In addition to the above-mentioned measures, other approaches could be considered to reduce peak hour traffic, such as requiring contractors to arrange employee busing and/or employee participation in park and ride.

60.TRANS. 4 USE - TRAFFIC MITIGATION 02 RECOMMND

The Project owner will conduct construction activities in accordance with Caltrans and other applicable limitations on vehicle sizes and weights, Construction Excavation Permits obtained from the Riverside County, Encroachment Permits from Caltrans, as well as permits and licenses from the California Highway Patrol and Caltrans for the transport of hazardous substances.

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60.TRANS. 5

USE - TRAFFIC MITIGATION 03

RECOMMND

Construction traffic coordination shall be required to address potential cumulative traffic issues associated with concurrent construction of several large projects with large workforces, approximately from 2013 through 2015. The Applicants shall coordinate construction traffic with applicable traffic management (e.g., Caltrans, Riverside County, and City of Blythe) as well as BLM representatives, as determined appropriate and necessary by the listed agencies. The Applicants shall also coordinate construction traffic with other proponents of renewable energy projects in the I-10 corridor. Cumulatively considerable projects shall be identified and the appropriate staggered arrival times or other approaches (such as busing, park and ride, or carpooling) will be prescribed to achieve an acceptable LOS.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1

USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.