

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



151A

FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 19, 2010

SUBJECT:

PLOT PLAN NO. 24634, VARIANCE NO. 1869 - Applicant: Rice Solar Energy LLC - Engineer/Representative: Aurora Consulting - Fourth Supervisorial District - Chuckwalla Zoning Area - East County - Desert Area: Open Space: Rural (OS:RUR) - Location: South of the San Bernardino and Riverside County Line, 32 miles west of Parker Arizona, more specifically southeast of Highway 62 and Midland Road - 1,410 acre project footprint on a 2,500 acre site - Zoning: Natural Assets (N-A) and Controlled Development Areas - 10 Acre Minimum (W-2-10)

BACKGROUND:

The California Energy Commission (CEC) has requested that the County review the Application for Certification submitted to the CEC by Rice Solar Energy, LLC for the Rice Solar Energy

Departmental Concurrence

Carolyn Symms Luna

Carolyn Symms Luna
Director

Initials:
R.J: rj

Continued on Attached Page

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	n/a
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	n/a
	Annual Net County Cost:	\$ 0	For Fiscal Year:	n/a

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY: *Tina Grande*
Tina Grande

County Executive Office Signature

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 14, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 Deputy

Prev. Agn. Ref. n/a | **District:** Fourth | **Agenda Number:**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.36

The Honorable Board of Supervisors

RE: Plot Plan No. 24634 – County LORS for Rice Solar Energy Project

Page 2 of 2

Project. The County does not permit thermal power plants in excess of 50 Megawatts (MW), that is the responsibility of the CEC; however, the County is requested by the CEC to provide conditions enforcing County Laws, Ordinances, Restrictions and Standards (LORS) as if we were entitling this facility.

ATTACHMENTS:

Chairman of the Board letter to the CEC for Rice Solar Energy Project

Attachment A – Riverside County General Plan and Zoning Land Use Conformity Analysis for the Rice Solar Energy Project

Attachment B – Riverside County Conditions of Approval for the Rice Solar Energy Project

Attachment C – Warren-Alquist Act Excerpts - Public Resources Code

Attachment D – Zoning Land Use Ordinance Information for the Rice Solar Energy Project

Attachment E – Fire Department Letter dated August 4, 2010

Attachment F – Waste Management Letter dated August 5, 2010

Attachment G – Airport Land Use Commission Letter and Package dated August 2, 2010

RECOMMENDED MOTION:

The Board of Supervisors endorse and authorize the Chairman to sign the attached letter to the California Energy Commission which includes, by reference, findings, conclusions, and conditions of approval.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Planning Director

Memorandum

DATE: September 14, 2010
TO: Kecia Harper-Ihem, Clerk of the Board
FROM: Ray Juarez, Planner IV
RE: **Plot Plan No. 24634 - Item No. 3.36 on September 14, 2010 Board Agenda**

Greetings:

The applicant for Plot Plan No. 24634 has requested staff modify condition of approval 80.PLANNING.10 and 90.PLANNING.08 to provide some room for flexibility, while still maintaining the condition's intent. As a result, staff is requesting the modification of the two conditions below. The added words are written in red, while the words proposed for deletion are highlighted in yellow.

Modified Conditions:

90.PLANNING.08 GEN - DIF ORD. 659 MITIGATION

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 659.

The fee for commercial development shall be calculated on the basis of the "Project Area" acreage which includes the improvements and areas of intensive use which has been determined to be acres approximately 20.41 acres located in the Desert Center/CV Desert Development Impact Fee Area - Ordinance 659 (Commercial Zone as defined by Section 6.e - \$25,931 per disturbed acre).

The areas used for calculation include: Power Block = 11.53 acres, Paved Access = 6.67 acres, Admin/Shops = .37 acres, and Heliostat Building = 1.84 Acres. The total area calculation = 20.41 acres as determined by the applicant's representative.

Upon payment of fees, the developer/permit holder shall provide an exhibit illustrating the areas as described above, and the developer/permit holder and the County Fee Administrator shall agree that the areas described as disturbed meet the intent of Ordinance 659.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

3.36

Note: These calculations do not include the individual foundations for each array. The County Fee Administrator shall determine if the Acreage Calculation should be increased to include the foundations for each array if it meets the intent of the Ordinance.

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition, or the CEC or their designated building officer shall ensure fee payment. TLMA Counter Service Division shall clear this condition upon determination of compliance.

80.PLANNING.10 REN ENG – REMEDIATION BONDING

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in the amount of \$9,870,000 (\$7,000.00 per acre x 1, 410), or enter into an agreement with the County to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables.

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

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.



COUNTY OF RIVERSIDE

Board of Supervisors

District 1 <i>Vice-Chairman</i>	Bob Buster 951-955-1010
District 2	John F. Tavaglione 951-955-1020
District 3	Jeff Stone 951-955-1030
District 4	John J. Benoit 951-955-1040
District 5 <i>Chairman</i>	Marion Ashley 951-955-1050

August 31, 2010

Mr. John Kessler
Project Manager
California Energy Commission
Siting, Transmission, and Environmental Protection Division
1516 Ninth Street, MS-15
Sacramento, CA 95814

RE: RICE SOLAR ENERGY PROJECT (RSEP) (Docket No. 09-AFC-10)

Dear Mr. Kessler:

On February 4, 2010, we received a request from the California Energy Commission (CEC) to participate in the review of the Application for Certification for the Rice Solar Energy Project pursuant to the Warren-Alquist Act Public Resources Code (PRC) Sections 25506 and 25519(f). It is our understanding that Rice Solar Energy, LLC submitted its Application for Certification on October 21, 2009 and submitted a supplement to the Application on November 19, 2009. Subsequent to that date, the Commission found the project to be "data adequate" and accepted the Application for Certification with the supplemental information as complete on December 2, 2009. The County of Riverside provided its initial comments within 180 days from the submittal of the Application for Certification by letter on April 19, 2010 as required by Public Resources Code Section 25519(h).

At that time, the County determined that the magnitude and complexity of the Rice Solar Energy Project would require additional review by various County agencies and departments. Plot Plan No. 24364 was filed by Rice Solar Energy, LLC on July 15, 2010 for a 150 megawatt (MW) thermal concentrating solar power plant located on 1,410 acres of a 2,500 acre site with a ten mile distribution line from the historic Rice Army Airfield to the Western Area Power Administration's (Western) Parker-Blythe transmission line. The site is located south of the San Bernardino and Riverside County Line and 32 miles west of Parker Arizona; more specifically, southeast of Highway 62 and Midland Road.

The proposal contains the following key components:

1. A heliostat field with up to 17,500 tracking heliostats (mirrors that track the sun and reflect its power), each approximately 24 feet tall by 28 feet wide attached to a 12-foot pedestal, arranged in a circular array that will reflect and concentrate the sun's energy onto a tower-mounted receiver.
2. An 11.5-acre power block area located at the center of the heliostat field containing the following components:

- a. A steel and concrete central tower approximately 540 feet tall, upon which is mounted a receiver approximately 100 feet tall topped with a small maintenance crane, for an overall structure height of 653 feet. The tower will hold approximately 4.4 million gallons of liquid salt which the heliostats will heat to over 1,000 degrees Fahrenheit.
 - b. A liquid salt storage system featuring insulated "hot" and "cold" salt storage tanks
 - c. A steam turbine generator system rated at 150 MW (net)
 - d. An electrical transmission and step up area with overhead lines
 - e. Two emergency diesel generators with a 21,000 gallon above ground diesel fuel storage tank to supply emergency backup power for the safe shut-down and protection of vital equipment and facilities
 - f. Two water storage tanks with a total capacity of 1.2 million gallons
 - g. Two onsite water wells to provide water for heliostat washing, steam cycle makeup and other process uses in an amount not expected to exceed 180 acre-feet per year
 - h. Onsite fire protection facilities, which consist of two sets of electric-motor-driven and diesel-engine-driven fire pumps and related fire detection and protection equipment
 - i. Various buildings for plant control room, administration offices, maintenance and storage, and crew comfort facilities
 - j. Physical security systems including fencing, closed-circuit television, and other means to protect against unwanted entry consistent with electric utility and Department of Homeland Security requirements
3. Power Distribution
- a. A 10-mile, 230-kilovolt (kV) tie-line to connect the RSEP with the existing Western Area Power Administration (Western) Parker-Blythe transmission line.
 - b. A new interconnection substation [approximately 3 acres in size] for the tie-in to Western's system will be constructed adjacent to the existing transmission line. The generator tie-line will cross land managed by the Bureau of Land Management [BLM]
4. A temporary RV/trailer park for up to 300 trailers or RVs in proximity to State Route 62 which will include electrical hookups, mobile water and sanitary sewer service. The RV Park will be used by workers while the Project is under construction for approximately 2.5 years.

County departments and agencies have been briefed on the project, and the Planning Department held a staff educational workshop with the applicant. County departments and agencies have since reviewed the plans for the proposed project along with a copy of the Application for Certification and related studies and documents.

The County understands that the CEC has exclusive authority to issue a certificate for thermal powerplants with a generating capacity of 50 MW or greater for all sites and related facilities in the state; the issuance of a permit by the CEC shall be in lieu of any state or local permit; and issuance of a permit shall supersede any applicable statute, ordinance or regulation pursuant to PRC Sections 25502, 25120 and 25500. As part of the certification process, the CEC is required to request comments from local governmental agencies that would administer local laws, ordinances, regulations and standards (LORS).

As a result of the submittal by Rice Solar Energy, LLC on July 15, 2010, the Rice Solar Energy Project has been analyzed for compliance with applicable Riverside County LORS. As a result

of this transmittal, the County has prepared the following documents for consideration by the CEC:

Attachment A – Riverside County General Plan and Zoning Land Use Conformity Analysis for the Rice Solar Energy Project

Attachment B – Riverside County Conditions of Approval for the Rice Solar Energy Project

Attachment C – Warren-Alquist Act Excerpts - Public Resources Code

Attachment D – Zoning Land Use Ordinance Information for the Rice Solar Energy Project

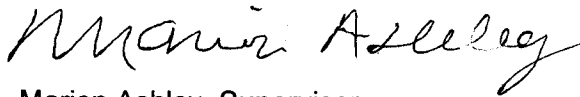
Attachment E – Fire Department Letter dated August 4, 2010

Attachment F – Waste Management Letter dated August 5, 2010

Attachment G – Airport Land Use Commission Letter and Package dated August 2, 2010

Please contact Ray Juarez, Project Planner at 951-955-9541 or at rjuarez@rctlma.org if you require additional information or if you have any questions regarding this analysis.

Sincerely,



Marion Ashley, Supervisor
Fifth District
Chairman of the Board

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Director

DATE: August 19, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Plot Plan No. 24634 - County Comments to the California Energy Commission for the Rice Solar Energy project application for certification

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

SELECT Advertisement

Please schedule on the September 14, 2010 BOS Agenda

Please contact Ray Juarez if the September 14, 2010 Board date cannot be achieved

Prior to the Chairman's signature, please contact the Ray Juarez to acquire a word file of the Chairman's letter to the California Energy Commission so it can be placed on Board Letterhead.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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August 31, 2010

Mr. John Kessler
Project Manager
California Energy Commission
Siting, Transmission, and Environmental Protection Division
1516 Ninth Street, MS-15
Sacramento, CA 95814

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At that time, the County determined that the magnitude and complexity of the Rice Solar Energy Project would require additional review by various County agencies and departments. Plot Plan No. 24364 was filed by Rice Solar Energy, LLC on July 15, 2010 for a 150 megawatt (MW) thermal concentrating solar power plant located on 1,410 acres of a 2,500 acre site with a ten mile distribution line from the historic Rice Army Airfield to the Western Area Power Administration's (Western) Parker-Blythe transmission line. The site is located south of the San Bernardino and Riverside County Line and 32 miles west of Parker Arizona; more specifically, southeast of Highway 62 and Midland Road.

The proposal contains the following key components:

1. A heliostat field with up to 17,500 tracking heliostats (mirrors that track the sun and reflect its power), each approximately 24 feet tall by 28 feet wide attached to a 12-foot pedestal, arranged in a circular array that will reflect and concentrate the sun's energy onto a tower-mounted receiver.
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 - b. A liquid salt storage system featuring insulated "hot" and "cold" salt storage tanks
 - c. A steam turbine generator system rated at 150 MW (net)
 - d. An electrical transmission and step up area with overhead lines
 - e. Two emergency diesel generators with a 21,000 gallon above ground diesel fuel storage tank to supply emergency backup power for the safe shut-down and protection of vital equipment and facilities

- f. Two water storage tanks with a total capacity of 1.2 million gallons
 - g. Two onsite water wells to provide water for heliostat washing, steam cycle makeup and other process uses in an amount not expected to exceed 180 acre-feet per year
 - h. Onsite fire protection facilities, which consist of two sets of electric-motor-driven and diesel-engine-driven fire pumps and related fire detection and protection equipment
 - i. Various buildings for plant control room, administration offices, maintenance and storage, and crew comfort facilities
 - j. Physical security systems including fencing, closed-circuit television, and other means to protect against unwanted entry consistent with electric utility and Department of Homeland Security requirements
3. Power Distribution
- a. A 10-mile, 230-kilovolt (kV) tie-line to connect the RSEP with the existing Western Area Power Administration (Western) Parker-Blythe transmission line.
 - b. A new interconnection substation [approximately 3 acres in size] for the tie-in to Western's system will be constructed adjacent to the existing transmission line. The generator tie-line will cross land managed by the Bureau of Land Management [BLM]
4. A temporary RV/trailer park for up to 300 trailers or RVs in proximity to State Route 62 which will include electrical hookups, mobile water and sanitary sewer service. The RV Park will be used by workers while the Project is under construction for approximately 2.5 years.

County departments and agencies have been briefed on the project, and the Planning Department held a staff educational workshop with the applicant. County departments and agencies have since reviewed the plans for the proposed project along with a copy of the Application for Certification and related studies and documents.

The County understands that the CEC has exclusive authority to issue a certificate for thermal powerplants with a generating capacity of 50 MW or greater for all sites and related facilities in the state; the issuance of a permit by the CEC shall be in lieu of any state or local permit; and issuance of a permit shall supersede any applicable statute, ordinance or regulation pursuant to PRC Sections 25502, 25120 and 25500. As part of the certification process, the CEC is required to request comments from local governmental agencies that would administer local laws, ordinances, regulations and standards (LORS).

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- Attachment A – Riverside County General Plan and Zoning Land Use Conformity Analysis for the Rice Solar Energy Project
- Attachment B – Riverside County Conditions of Approval for the Rice Solar Energy Project
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- Attachment F – Waste Management Letter dated August 5, 2010
- Attachment G – Airport Land Use Commission Letter and Package dated August 2, 2010

Please contact Ray Juarez, Project Planner at 951-955-9541 or at rjuarez@rctlma.org if you require additional information or if you have any questions regarding this analysis.

Sincerely,

Marion Ashley, Supervisor
Fifth District
Chairman of the Board

ATTACHMENT A

Sheets 1 thru 3

Riverside County Land Use Ordinance Conformity Analysis For the Rice Solar Energy Project

Project Location

The site is located south of the San Bernardino and Riverside County Line and 32 miles west of Parker Arizona; more specifically, southeast of Highway 62 and Midland Road. Assessor Parcel Numbers: 801-070-003, 801-070-004, 801-100-005 and 801-100-006

Project Data

The proposed site is located within:

1. The Fourth Supervisorial District, John Benoit, Supervisor
2. The Riverside County General Plan has designated this site as Open Space – Rural
3. The primary project area is within the Controlled Development Area Zone, with a ten acre minimum lot size (W-2-10), while the distribution line is within the Natural Assets (N-A) Zone
4. The site lies within the Desert Center/CV Desert Development Impact Fee Area - Ordinance 659 (Commercial Zone as defined by Section 6.e – \$25,931 per disturbed acre)

Project Description

Proposal for a 150 megawatt (MW) thermal concentrating solar power plant located on 1,410 acres of a 2,500 acre site with a ten mile distribution line from the historic Rice Army Airfield to the Western Area Power Administration's (Western) Parker-Blythe transmission line.

The proposal contained the following key components:

1. A heliostat field with up to 17,500 tracking heliostats (mirrors) each approximately 24 feet tall by 28 feet wide attached to a 12-foot pedestal, arranged in a circular array that will reflect and concentrate the sun's energy onto a tower-mounted receiver.
2. An 11.5-acre power block area located at the center of the heliostat field containing the following components:
 - a. A concrete central tower approximately 540 feet tall, upon which is mounted a receiver approximately 100 feet tall topped with a small maintenance crane, for an overall structure height of 653 feet. The tower will hold approximately 4.4 million gallons of liquid salt which the heliostats will heat to over 1,000 degrees Fahrenheit.
 - b. A liquid salt storage system featuring insulated "hot" and "cold" salt storage tanks
 - c. A steam turbine generator system rated at 150 MW (net)
 - d. A 20-cell ACC to provide water-free cooling and condensing of the steam turbine exhaust
 - e. An electrical transmission and step up area with overhead lines
 - f. Two emergency diesel generators with a 21,000 gallon above ground diesel fuel storage tank to supply emergency backup power for the safe shut-down and protection of vital equipment and facilities
 - g. Two water storage tanks with a total capacity of 1.2 million gallons
 - h. Two onsite water wells to provide water for heliostat washing, steam cycle makeup and other process uses in an amount not expected to exceed 180 acre-feet per year

- i. Onsite fire protection facilities, which consist of two sets of electric-motor-driven and diesel-engine-driven fire pumps and related fire detection and protection equipment
 - j. Various buildings for plant control room, administration offices, maintenance and storage, and crew comfort facilities
 - k. Physical security systems including fencing, closed-circuit television, and other means to protect against unwanted entry consistent with electric utility and Department of Homeland Security requirements
3. Power Distribution
- a. A 10-mile, 230-kilovolt (kV) tie-line to connect the RSEP with the existing Western Area Power Administration (Western) Parker-Blythe transmission line.
 - b. A new interconnection substation [approximately 3 acres in size] for the tie-in to Western's system will be constructed adjacent to the existing transmission line. The generator tie-line will cross land managed by the Bureau of Land Management [BLM]
4. A temporary RV/trailer park for up to 300 trailers or RVs in proximity to State Route 62 which will include electrical hookups, mobile water and sanitary sewer service. The RV Park will be used by workers while the Project is under construction for approximately 2.5 years.

Land Use Ordinance Conformity Analysis

The project description has been broke up into three major components for purposes of developing findings for the proposed project. The first is the Heliostat field, power block and central receiver height exceptions, second is power distribution, and third is the temporary RV-Park.

- I. Heliostat field and power block findings:
- 1) The heliostat field and power block is within the Controlled Development Area Zone, with a ten acre minimum lot size (W-2-10).
 - 2) The proposed central receiver is 653-feet tall and lies at the center of the power block.
 - 3) The W-2-10 zone allows a maximum height of 105-feet.
 - 4) Ordinance 348, Section 18.35. (Asterisk) states a zone change can be processed to allow structure height to deviate from zoning development standards provided a zone change is approved specifying the change to development standard.
 - 5) The proposed 653-foot receiver is allowable provided a change of zone is processed pursuant to Section 18.35.
 - 6) The W-2-10 zone allows the following uses with an approved Plot Plan: guest ranches; radio and television broadcasting stations including antennas, cable installations, and microwave relay stations and tower.
 - 7) The W-2-10 zone allows the following uses with an approved Conditional Use Permit: lumber production of a commercial nature, including commercial logging or commercial development of timber; the manufacture of, brick, tile, terra-cotta, cement and cement products, gypsum, lime or lime products; mobilehome parks; pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms; recreational vehicle parks; and, disposal service operations.
 - 8) The W-2-10 zone allows the following uses are allowed as a matter of right: structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.

- 9) The uses allowed as a matter of right in the W-2-10 zone apply to Public Utility Uses.
- 10) The proposed development is for the private construction of a Solar Power Plant to capture renewable energy for distribution to public utilities.
- 11) Ordinance 348, Section 18.1 states that if an section of the ordinance is in conflict with any other section of the ordinance, then the more stringent requirements shall apply.
- 12) The heliostat field, power block, and related components are similar in character and intensity to those uses listed above in the W-2-10 Zone allowed with an approved Plot Plan and/or Conditional Use Permit.
- 13) A conditional use permit is more stringent than a plot plan application.
- 14) The heliostat field and power block are allowable uses provided a conditional use permit has been approved.

II. Power Distribution findings:

- 1) A 10-mile, 230-kilovolt (kV) tie-line to connect the project with the existing Western Area Power Administration (Western) Parker-Blythe transmission line is proposed along with a three acre substation herein after referred to as the "Distribution Line."
- 2) The parcels the Distribution Line will span across are zoned Natural Assets (N-A).
- 3) The N-A zone allows public utility substations with an approved Plot Plan application.
- 4) The proposed Distribution Line is similar in character and intensity as a public utility substation.
- 5) The proposed Distribution Line is an allowed use provided a conditional use permit has been granted.

III. Temporary RV-Park

- 1) The proposed temporary RV-Park lies within the Controlled Development Area Zone, with a ten acre minimum lot size (W-2-10).
- 2) The W-2-10 zone allows recreational vehicle parks with an approved Conditional Use Permit.
- 3) Ordinance 348, Section 19.95 regulates the development of recreational vehicle parks.
- 4) The proposed temporary recreational vehicle park is an allowed use provided a Conditional Use Permit is granted pursuant to Section 19.95.

ATTACHMENT "B"

Conditions of Approval for the Rice Solar Energy Project

Sheets 1 thru 47

09/01/10
08:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP24634

Parcel: 801-100-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

GEN - PROJECT DESCRIPTION

RECOMMND

County review of the Application for Certification submitted to the California Energy Commission (CEC) by Rice Solar Energy, LLC to provide conditions enforcing County Laws, Ordinances, Restrictions and Standards (LORS) for the Rice Solar Energy Project.

APPLICANT DESCRIPTION

The applicant proposes a 50 megawatt (MW) thermal concentrating solar power plant located on 1,410 acres of a 2,500 acre site with a ten mile distribution line from the Rice Army Airfield to the Western Area Power Administration's (Western) Parker-Blythe transmission line.

The proposal contained the following key components:

- 1.A heliostat field with up to 17,500 tracking heliostats (mirrors), each approximately 24 feet tall by 28 feet wide attached to a 12-foot pedestal, arranged in a circular array that will reflect and concentrate the sun's energy onto a tower-mounted receiver.
- 2.An 11.5-acre power block located at the center of the heliostat field containing the following components:
 - a.A concrete central tower approximately 540 feet tall, upon which is mounted a receiver approximately 100 feet tall topped with a small maintenance crane, for an overall structure height of 653 feet. The tower will hold approximately 4.4 million gallons of liquid salt which the heliostats will heat to over 1,000 degrees Fahrenheit.
 - b.A liquid salt storage system featuring insulated "hot" and "cold" salt storage tanks
 - c.A steam turbine generator system rated at 150 MW (net)
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 - f.Two emergency diesel generators with a 21,000 gallon above ground diesel fuel storage tank to supply emergency backup power for the safe shut-down and protection of vital equipment and facilities
 - g.Two water storage tanks with a total capacity of 1.2 million gallons
 - h.Two onsite water wells to provide water for heliostat

PLOT PLAN:TRANSMITTED Case #: PP24634

Parcel: 801-100-006

10. GENERAL CONDITIONS

10. EVERY. 2 GEN - PROJECT DESCRIPTION (cont.) RECOMMND

- washing, steam cycle makeup and other process uses in an amount not expected to exceed 180 acre-feet per year
- i. Onsite fire protection facilities, which consist of two sets of electric-motor-driven and diesel-engine-driven fire pumps and related fire detection and protection equipment
 - j. Various buildings for plant control room, administration offices, maintenance and storage, and crew comfort facilities
 - k. Physical security systems including fencing, closed-circuit television, and other means to protect against unwanted entry consistent with electric utility and Department of Homeland Security requirements
3. Power Distribution
- a. A 10-mile, 230-kilovolt (kV) tie-line to connect the RSEP with the existing Western Area Power Administration (Western) Parker-Blythe transmission line.
 - b. A new interconnection substation [approximately 3 acres in size] for the tie-in to Western's system will be constructed adjacent to the existing transmission line. The generator tie-line will cross land managed by the Bureau of Land Management [BLM]
4. A temporary RV/trailer park for up to 300 trailers or RVs in proximity to State Route 62 which will include electrical hookups, mobile water and sanitary sewer service. The RV Park will be used by workers while the Project is under construction for approximately 2.5 years.

10. EVERY. 4 GEN - USE DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24634 shall be defined as follows:

PLOT PLAN = Plot Plan No. 24634

APPROVED EXHIBIT(S) = APPROVED EXHIBIT A = Site Plans/Review Package for Plot Plan No. 24634, dated 7/22/10.

10. EVERY. 5 GEN - HOLD HARMLESS RECOMMND

The developer/permit holder or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from

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10. GENERAL CONDITIONS

10. EVERY. 5 GEN - HOLD HARMLESS (cont.)

RECOMMND

any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the development as defined in these conditions of approval, which action is brought within the 90-day time period provided for in California Government Code, Section 66499.37, or as amended. The COUNTY will promptly notify the developer/permit holder of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the developer/permit holder of any such claim, action, or proceeding or fails to cooperate fully in the defense, the developer/permit holder shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 6 GEN - CONDITION MILESTONES

RECOMMND

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

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

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

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

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

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit

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10. GENERAL CONDITIONS

10. EVERY. 6 GEN - CONDITION MILESTONES (cont.) RECOMMND

(and/or Surface Mining Permit Special Inspection.)

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

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

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

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

10. EVERY. 7 GEN - HISTORY RECOMMND

Plot Plan No. 24282 was approved on December 29, 2009 for a 10 meter (32.8 foot) tall anemometer tower and 2.4 meter (8.0) tall solar monitoring station with reinforced concrete foundations, and construction of a six foot high chain link fence 10' x 20' for security purposes, located within Assessors Parcel Number 801-100-006.

Certificate of Compliance No. 6925 was recorded on March 10, 2010 certifying that assessor parcel numbers 801-070-003, 801-070-004, 801-100-006, and 801-100-005 comply with the provisions of the Subdivision Map Act and Riverside County land division Ordinance.

10. EVERY. 8 GEN - CEC JURISDICTION RECOMMND

The County understands that the CEC has exclusive authority to issue a certificate for thermal powerplants with a generating capacity of 50 MW or greater for all sites and related facilities in the state; the issuance of a permit by the CEC shall be in lieu of any state or local permit; and issuance of a permit shall supersede any applicable statute ordinance or regulation pursuant to PRC Sections 25502, 25120 and 25500. As part of the certification

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10. GENERAL CONDITIONS

10. EVERY. 8 GEN - CEC JURISDICTION (cont.) RECOMMND

process, the CEC is required to request comments from local governmental agencies that would administer local laws, ordinances, regulations and standards (LORS).

10. EVERY. 9 GEN - CEC PERMITTING RECOMMND

The County understands that the California Energy Commission (CEC) has authority to issue all entitlement, grading, and building permits. The CEC may choose to issue all permits, choose to issue some permits and require the applicant to file for some permits thru the County, or choose to contract with an authorized building official to issue all permits.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN 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-G1.2 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 or equivalent Building Official as designated by the California Energy Commission.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 7 USE-G2.5 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. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT (cont.) RECOMMND

designated by the California Energy Commission.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Permanent Erosion Control Protection shall be installed on all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height as approved by the Building & Safety Department or equivalent Building Official as designated by the California Energy Commission.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 20 USE-G1.4 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 (916) 657-1146.

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.

10.BS GRADE. 21 USE-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

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10. GENERAL CONDITIONS

BUILD DEPARTMENT

10.BUILD. 1 B&S BUILDING PERMITS REQUIRED RECOMMND

All non-power producing buildings and structures on site to include but not limited to: Administration, sanitary, utility, storage and residential facilities shall obtain building permits with the Riverside County Building and Safety Department or equivalent building official as designated by the California Energy Commission.

All applicable buildings, structures, mobil/manufactured homes, R.V. and/or mobil home park sites shall comply with all current adopted building codes, Riverside County ordinances, conditions and required fees.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CONTACT VECTOR CONTROL RECOMMND

The proposed project will implement a 30-acre stormwater detention pond basin which may pose issues concerning vector breeding. Applicant must contact Vector Control at (951) 766-9454 to obtain information regarding any permitting requirements.

10.E HEALTH. 2 RWQCB OK RECOMMND

The Colorado River Regional Water Quality Control Board must provide preliminary clearance indicating the specific requirements for wastewater discharge at this density. You may contact the Regional Board at (760) 346-7491.

10.E HEALTH. 3 NO RV DUMP STATIONS RECOMMND

Recreational Vehicle (RV) wastewater is prohibited from being dumped into an Onsite Wastewater Treatment System (OWTS).

10.E HEALTH. 4 HOLDING TANKS RECOMMND

All proposed holding tanks must comply with the requirements set forth by the County of Riverside, Ordinance 650.5.

A holding tank may be approved by the Director if approval to utilize an OWTS has been denied provided the sewerage agency which serves the area agrees in writing to the installation of a holding tank and the following

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10. GENERAL CONDITIONS

10.E HEALTH. 4 HOLDING TANKS (cont.)

RECOMMND

conditions are met:

- A) A holding tank may be approved for a period not to exceed two (2) years from the date of approval. A "will serve" letter from the sewerage agency which serves the area shall be submitted which indicates the site can be provided sewer service within the two-year approval period. An extension of the two-year approval may be considered upon notification from the sewerage agency.
- B) The sewerage agency for the area takes responsibility for the operation and maintenance of the holding tank.
- C) No wholesale or retail food facilities shall be approved for connection to a holding tank.
- D) When a sewer line becomes available, abandonment of the holding tank in a proper manner and connection to the sanitary sewer will be required within a period not to exceed sixty (60) calendar days.
- E) A holding tank may be approved as a replacement system for an existing residence when an OWTS is not feasible if approved in writing by the Director
- F) No holding tank facility shall be placed in any portion of a public right-of-way without written approval from the responsible public agency.

10.E HEALTH. 5 OWTS/ATUs - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- BIOLOGICAL REPORTS

RECOMMND

Copies of all biological reports shall be sent to the Environmental Programs Department for review and comment throughout the life of the project. This shall include, but not be limited to; monitoring reports, mitigation success analysis, habitat assessments, focused surveys, wildlife and plant relocation proposals and all other biologically related documentation.

FIRE DEPARTMENT

10.FIRE. 1

USE*--#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be A MINIMUM OF 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 VB construction per the 2007 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 2

USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3

USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4

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 to UL2085 Protected Tank

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#84-TANK PERMITS (cont.) RECOMMND

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. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet 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. 6 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 7 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 remain open until closed by the rapid entry system.

10.FIRE. 8 USE- SECONDARY ACCESS RECOMMND

The provided exhibits show primary and secondary access to the site, which appear to be adequate. Secondary access as approved by the fire department shall be required for the life of the project.

10.FIRE. 11 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the

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10. GENERAL CONDITIONS

10.FIRE. 11 SP-#71-ADVERSE IMPACTS (cont.) RECOMMND

increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 12 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 13 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 14 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 15 SP-#101-DISCL/FLAG LOT RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

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10. GENERAL CONDITIONS

10.FIRE. 15 SP-#101-DISCL/FLAG LOT (cont.) RECOMMND

- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 16 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 09/01/10 RECOMMND

Plot Plan No. 24634 is a request for County review of the Application for Certification submitted to the California Energy Commission (CEC) by Rice Solar Energy, LLC to provide conditions enforcing County Laws, Ordinances, Restrictions and Standards (LORS). The project proposes a 150 megawatt liquid salt solar generating system, 10-mile generator tie-line (transmission line), and temporary RV/trailer park for workers while the project is under construction. The 1,410 acre project footprint on a 2,500 acre site is located in the East County - Desert area, south of the San Bernardino and Riverside County Line, 32 miles west of Parker Arizona, more specifically southeast of Highway 62 and Midland Road.

The site is subject to off-site flows. The total tributary drainage area is approximately 7 square miles from the north portion of the site. Stormwater from this area flows over an inverted siphon of the Colorado River Aqueduct, under the Atchison Topeka and Santa Fe railroad, and then over SR-62 at small dips in the roadway. A series of dikes have been constructed to direct runoff across these features. Most of the offsite runoff enter the site at two (2) points along the north boundary of the site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 09/01/10 (cont.)

RECOMMND

Portion of these flows appear to be diverted ~~southeast~~ and southwest, through the project site, by existing berms (accordingly to the submitted report). However, these berms do not appear to have the capacity to convey flows from the full tributary area. The topography of the area indicates a natural pond depression downstream (south of the site). The depression has an area of approximately 13 square miles and would serve to naturally collect stormwater from surrounding areas (including the site) and allow for infiltration.

In addition to the existing structures, drainage improvements for the site include ditches and elevated access roads along the north portion of the heliostat field. Runoff will be release onto energy dissipators and midway through the site to allow runoff to sheet flow prior to exiting the site. Grading and drainage plans have not been included in this submittal. It is recommended that the site be graded to perpetuate existing drainage patterns.

To mitigate for increased runoff caused by the development of the site, an approximate 30 acre-foot detention basin is proposed. The detention basin will also provide sediment control for the site.

To mitigate for water quality impacts associated with the development, runoff for equipment will be collected into oil/water separator and ultimately to three (3) onsite evaporation ponds. The capacity of the evaporation ponds are approximately 5 acres each.

All permanent structures shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. In lieu of elevating the finished floor, properly designed flood barrier protection along the perimeter of the project area can be provided, as shown in the Rice Solar Energy Project report - Figure WSQ12-2B (Conceptual Grading and Drainage Plan Cross Sections). ~~The flood barrier~~ alternative shall include improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations submitted to the District for review prior to grading permit issuance.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

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. 3

USE 24" ELEVATE FINISH FLOOR

RECOMMND

All permanent structures shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. In lieu of elevating the finished floor, properly designed flood barrier protection along the perimeter of the project area can be provided, as shown in the Rice Solar Energy Project report - Figure WSQ12-2B (Conceptual Grading and Drainage Plan Cross Sections). The flood barrier alternative shall include improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations submitted to the District for review prior to grading permit issuance.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify

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10. GENERAL CONDITIONS

10. PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - GEOLOGIST'S COMMENTS

RECOMMND

THE PROJECT SITE IS MAPPED IN THE COUNTY'S GENERAL PLAN AS HAVING A MODERATE LIQUEFACTION POTENTIAL AND AS BEING SUSCEPTIBLE TO SUBSIDENCE. HENCE, THE PROJECT DESIGN AND CONSTRUCTION SHOULD ADDRESS THESE POTENTIAL GEOLOGIC HAZARDS.

IN ADDITION, POWELL, 1981 MAPS TWO "QUATERNARY" FAULTS TO THE SOUTH/SOUTHEAST OF THE PROJECT (DRY WASH FAULT AND RICE VALLEY FAULT). THESE FAULTS SHOULD BE CONSIDERED IN THE DESIGN AND CONSTRUCTION OF THIS PROJECT IN ADDITION TO THE DESIGN CONSIDERATIONS GIVE FOR GROUNDSHAKING POTENTIAL FROM THE TYPICAL DESIGN BASIS EARTHQUAKE.

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 4

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

1.All ground disturbance activities within 100 feet of the discovered cultural 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 Planning Director to discuss the significance of the find.

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 5

GEN - USE BUSINESS LICENSING

RECOMMND

Every person conducting 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 license registration, contact the Business Registration and License Program Office of the Department of Building and Safety.

10.PLANNING. 9

GEN - MITIGATION FEES

RECOMMND

The Planning Department has determined the following Ordinances apply in regards to the payment of Mitigation Fees:

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10. GENERAL CONDITIONS

10.PLANNING. 9 GEN - MITIGATION FEES (cont.) RECOMMND

Ordinance No. 659:Development Impact Fees (DIF)
The site lies within the Desert Center/CV Desert
Development Impact Fee Area - Ordinance 659 (Commercial
Zone as defined by Section 6.e - \$25,931 per disturbed
acre)

School fees shall be paid to the Palo Verde Unified
School District in accordance with state law.

10.PLANNING. 10 GEN - RV PARK PLANS RECOMMND

Should the developer/permit holder choose to pursue the
Temporary RV-Park, then plans (minor plot plan) shall be
filed with the Riverside County Planning Department for
review and approval along with the appropriate filing fee.

The developer/permit holder shall ensure the plans are
developed pursuant to Ordinance 348, Section 19.95
(RECREATIONAL VEHICLE PARKS), and the Planning Department
shall ensure adequate review is done to protect the
public health safety and welfare.

10.PLANNING. 11 REN ENG - UTILITY COORDINATION RECOMMND

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

10.PLANNING. 12 REN ENG - FUTURE INTERFERENCE RECOMMND

If the operation of this facility generates electronic
interference 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. 13 REN ENG - REPLACE OR MODIFY RECOMMND

The developer/permit holder shall give written notice to
the Planning Director, Building Safety Director, or
equivalent building officer prior to the replacement or
modification of any portion of this site as shown on the

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10. GENERAL CONDITIONS

10.PLANNING. 13 REN ENG - REPLACE OR MODIFY (cont.) RECOMMND

APPROVED EXHIBITS except for routine maintenance.

10.PLANNING. 14 REN ENG - ON SITE DIST. LINES RECOMMND

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

10.PLANNING. 15 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. 16 REN ENG - NO FINAL NO CONNECT RECOMMND

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

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

10.PLANNING. 17 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.

10.PLANNING. 18 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - FEES FOR REVIEW (cont.) RECOMMND

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

10.PLANNING. 19 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. 23 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2) which requires the following:

Public utility facilities, including but not limited to, electric, gas, telephone, and telecommunicatin facilities not having business offices on the premises shall provide one space per two employees and/or one space per vehicle kept in connection with the use.

For industrial Uses, if number of workers cannot be determined: 1 space/250 sq. ft. of office area, PLUS 1 space/500 sq. ft. of fabrication area, PLUS 1 space/1,000 sq. ft. of storage area, AND 1 space/500 sq. ft. of floor plan shall be provided; or, if number of workers can be determined: 1 space/2 employees of largest shift, and 1 space/vehicle kept in connection with the use.

10.PLANNING. 24 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 26 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.

10.PLANNING. 34 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect valid agreements with a utility purveyor. Should such agreements be denied, expire or lapse at any time in the future, the developer/permit holder shall consult the California Energy Commission and Riverside County to develop site remediation.

10.PLANNING. 40 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 or equavelent building official and the State air quality management authorities.

10.PLANNING. 42 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.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 WELLS AND WATER SYSTEMS RECOMMND

Prior to final approval of Plot Plan#24634, the developer must address the following issues:

1. WELL PERMIT (for potable water) - Obtain well drilling permits from the Department of Environmental Health (DEH). The well must be drilled in accordance with

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 WELLS AND WATER SYSTEMS (cont.)

RECOMMND

California Well Standards (Bulletin 74) and Riverside County Ordinance 682. Applicable Fees will apply based on the classification of water system. A Community Well permit (\$571.20 fee) is required if the project is classified as a public water system (some water systems require two potable water wells). Individual Well permit (\$424.32) required if the potable water well does not serve a "water systems".

2. WATER SYSTEM PLANS/TMF - Water system plans and Technical, Managerial, and Financial paperwork (TMF) must be approved by DEH prior to the issuance of a building permit. TMF paperwork is required for all public water systems. Water system plans are required for all projects and must meet current Waterworks Standards (Title 22, Chapter 16). The TMF and plan check fees are a function of the size of the water system. DEH highly recommends that the developer contact the Water Program at (760) 393-3390 as soon as possible to initiate this process.
3. WATER SAMPLING - Community wells must be sampled according to requirements in Title 22. Wells which exceed maximum contamination level(s) (MCL) must provide State approved treatment.

20.E HEALTH. 2 LOP - ADDITIONAL INFO REQUIRED

RECOMMND

Based on our review of the submitted Phase I and Phase II reports, additional soil assessment is required to fully assess conditions at the project site. Please contact LOP at (951) 955-8982 for additional information.

PLANNING DEPARTMENT

20.PLANNING. 1 GEN - LIFE OF THE PERMIT

RECOMMND

The life of this permit shall terminate on July 1, 2040. This permit shall thereafter be null and void and of no effect whatsoever, and the approved use(s) shall cease.

It is the permit holder's responsibility to file an application, prior to the expiration date, with the California Energy Commission for distribution to Riverside County for comment.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 GEN - LIFE OF THE PERMIT (cont.)

RECOMMND

Upon submittal, the developer/permit holder shall provide:
1) Adequate information to assist the CEC and the County in developing a site remediation plan.
2) Adequate information to determine a new life/expiration date if technology has not rendered this use inadequate.

20.PLANNING. 2 GEN - USE EXPIRATION DATE

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use.

NOTE:

- 1)45 days prior to the expiration of the two year period, the developer/permit holder may request a one (1) year extension of time in which to begin substantial construction or use of this permit.
- 2)For Conditional Use Permits and Public Use Permits - A maximum of one (1) one-year extension of time request shall be permitted. Should the one year extension be obtained, and no substantial construction or use of this permit be initiated within three (3) years of the approval date, this permit shall become null and void.
- 3)For Plot Plans and Wind Energy Conversion Systems - A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use has be initiated within five (5) years of the effective date, this plot plan shall become null and void.
- 4)The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

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30. PRIOR TO ANY PROJECT APPROVAL

FIRE DEPARTMENT

30.FIRE.999

REQUIRED BY FIRE

REQUIRED

August 4, 2010

County of Riverside Transportation & Land Management Agency
Planning Department
Raymond Juarez, Urban Regional Planner IV
4080 Lemon Street, 9th Floor
PO Box 1409
Riverside, CA 92502

RE: Rice Solar Energy Project Application for Certification
(09-AFC-10)

With respect to the referenced project, the Riverside
County Fire Department has the following comments:

The proposed project will have a cumulative impact on the
Fire Department's ability to provide an acceptable level of
service. These impacts include an increased number of
emergency and public service calls due to the increased
presence of structures, traffic and population during
construction and plant operation. The applicants and
developers shall participate in the Development Impact Fee
Program (DIF Ord. 659), as adopted by the Riverside County
Board of Supervisors to mitigate a portion of these
impacts. This will provide funding for capital
improvements such as land, equipment purchases and fire
department infrastructure support. The Fire Department
reserves the right to negotiate developer agreements
associated with the development of land and/or construction
of fire facilities to meet service demands through the
regional integrated fire protection response system.

Mitigation measures, as defined by the County of Riverside,
should be considered in order to help reduce these impacts.

Examples of mitigation measures may include:

"Equipment upgrade and/or purchase; (i.e. specialized fire
apparatus associated with specialized rescue).

"Participation in the ~~Development Impact Fee~~ program which
would allow one-time capitol improvements such as equipment
purchases, and construction development.

"Participation in re-occurring operation and maintenance
costs.

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30. PRIOR TO ANY PROJECT APPROVAL

30.FIRE.999

REQUIRED BY FIRE (cont.)

REQUIRED

Costs necessary to maintain the increased level of service may be at least partially offset by taxes acquired by the new construction; however additional funding sources may have to be identified to cover any shortfalls.

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to review and approval by the Riverside County Fire Marshal.

Fire flow requirements within commercial projects are based on square footage and type of construction of the structures. The minimum fire flow for any commercial structure is 1500 gallons per minute, at a residual operating pressure of 20-psi, and can rise to 8000 gallons per minute, (per Table A-III of the California Fire Code).

The proposed project's land use would be a Category IV - Outlying. The 3 closest Fire Stations that would respond to an incident at the proposed Rice Solar Energy Project (09-AFC-10), located adjacent to the former Rice Army Airfield in Rice, CA are:

RCO Station # 49, Lake Tamarisk, 43880 Lake Tamarisk, Desert Center, CA. 92239

RCO Station # 43 Blythe, 140 West Barnard Street, Blythe, CA. 92225

RCO Station # 45 Blythe Air Base, 17280 W. Hobson Way, Blythe, CA 92225

Riverside County Fire Station 49 is located approximately 60 miles from the project site, the second Riverside County Fire Station is located approximately 75 miles and the third Riverside County Fire Station is located approximately 77 miles from the proposed site.

From the above listed fire stations, the response time for engine 49 is approximately 1:00 hour to 1:15 after dispatch. The second unit, engine 43 will respond to the project area in approximately 1:30, the third unit, engine 45 will respond to the project area in approximately 1:30. Riverside County Fire Department Fire Stations are staffed full-time, 24 hours/7 days a week, with a minimum 3 person crew, including Paramedics, operating a "Type-1" structural fire fighting apparatus. The closest San Bernardino County Fire station is located approximately 32 miles away, Big

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30. PRIOR TO ANY PROJECT APPROVAL

30.FIRE.999

REQUIRED BY FIRE (cont.) (cont.)

REQUIRED

River Station 17. Station 17 consists of "2-paid staff" providing Basic Life Support (BLS) services. Riverside County Fire Department, Lake Tamarisk Fire Station 49 is staffed full-time, 24 hours/7 days a week, with a minimum 3 person crew, including 2-Paramedics, operating a "Type-1" structural fire fighting apparatus.

While San Bernardino County Fire Department, (Big River Station 17) is closer geographically and they work under a mutual aid agreement, the mutual aid and/or auto aid agreements do not guarantee equipment will be available, nor do these agreements require the department to release the resources to respond. If the Big River unit was to be dispatched and the request honored, the Lake Tamarisk unit would also respond. The Riverside County Fire Department is the Authority Having Jurisdiction (AHJ) and will provide the primary response to the project area.

Based on the adopted Riverside County Fire Protection Master Plan, the Category IV - Outlying, specifies that a full alarm assignment be operating on the fire ground within 30 minutes and the fire station to be located within 8 miles. The primary station serving this area would not be within the 8 mile objective. These times are approximate based on conditions and currently do not meet the Outlying Land Use protection goals.

The proposed Rice Solar project will create a "cumulative" increase in requests for service and impact the Fire Department's ability to provide an acceptable level of service. These services include increased emergency and public service calls.

Due to the remote location and climate conditions, a response by the fire department would require multiple units to respond. In the event of a fire, medical emergency, hazardous material or technical rescue incident, the fire department will be required to cover or back fill stations left uncovered in order to meet service demands and support the region. If an incident were to occur, fire units would be dispatched from ~~Blythe, Indio and the lower Coachella Valley~~ as part of the regional integrated fire protection response system.

The proposed project identifies approximately 1, 410 acres of land, the construction of 17,500 tracking heliostats, and a receiving tower with an overall height of 653 feet of

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30. PRIOR TO ANY PROJECT APPROVAL

30.FIRE.999 REQUIRED BY FIRE (cont.) (cont.) (cont.) REQUIRED

industrial development at build out. The onsite conditions create a high risk potential for a technical rescue situation which would require specialized equipment and trained staff to respond. Extended response times from specialized equipment can be anticipated to the project area.

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company is recommended for every 3.5 million square feet of industrial occupancy. Given the proposed development plan, a new fire station may not be required to meet anticipated demands. However, a cumulative impact through future development will prompt the need for future fire facilities to serve the area, as determined by the fire department. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service and support demands.

The provided exhibit's show primary and secondary access to the site, which appear to be adequate. Secondary access as approved by the fire department shall be required for the life of the project.

The California Fire Code outlines fire protection standards for the safety, health, and welfare of the public. These standards will be enforced by the Fire Chief.

If I can be of further assistance, please feel free to contact me at (951) 940-6349 or e-mail at jason.neumann@fire.ca.gov

Sincerely,
Jason Neuman
Jason Neuman, Captain
Strategic Planning Bureau
Riverside County Fire Department

cc: John Kessler, Project Manager CEC
Wes Alston, Pacific Development

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department or equivalent Building Official as designated by the California Energy Commission 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 or equivalent Building Official as designated by the California Energy Commission.

*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. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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 (916) 657-1146.

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. 8 USE IMPORT/EXPORT

RECOMMND

If import or export is proposed, the applicant shall have obtained approval for the import/export location from the Building and Safety department. A separate grading permit may be required for the import/export site. 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 and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

EPD DEPARTMENT

60.EPD. 1 - BRMIMP

RECOMMND

As indicated in Biological Resources section of the environmental consistency document for PP24634, dated 7-22-10, prior to the issuance of a grading permit, a Biological Resource Mitigation Implementation and Monitoring Plan (BRMIMP) shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to grading or other construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - BRMIMP (cont.) RECOMMND

activities. The BRMIMP shall include all mitigation measures found in section 5.2.4 of the environmental consistency document mentioned above.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of all grading and construction activities in accordance with the Biological Restoration Mitigation Implementation and Monitoring Plan. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - DESERT TORTOISE FENCE RECOMMND

Temporary Desert Tortoise exclusionary fencing shall be installed, prior to any construction activities. The installed fence shall be inspected by Environmental Programs Department staff.

60.EPD. 4 - DESERT TORTOISE RELOCATE RECOMMND

Surveys for and relocation of desert tortoise shall occur prior to the beginning of grading and/or construction activity.

60.EPD. 5 - SENSATIVE PLANT MITIGATE RECOMMND

Mitigation measures for the loss of special-status plants will be developed in coordination with the resource agencies, and shall be in place prior to the beginning of grading and/or construction activities.

60.EPD. 6 - BURROWING OWL MMP RECOMMND

A Burrowing Owl Mitigation Monitoring Plan will be prepared for the project and submitted to the Environmental Programs Department for approval at least 90 days prior to construction.

60.EPD. 7 - BUOW PRECONS SURVEY RECOMMND

A burrowing owl preconstruction survey shall be conducted no more than thirty days prior to the start of grading and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - BUOW PRECONS SURVEY (cont.) RECOMMND

or construction.

60.EPD. 8 - BUOW RELOCATION RECOMMND

In the event that burrowing owls are observed within 500 feet of the project footprint, the applicant shall submit a relocation plan to the environmental programs department for review and approval.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

In lieu of elevating the finished floor, properly designed flood barrier protection along the perimeter of the project area can be provided, as shown in the Rice Solar Energy Project report - Figure WSQ12-2B (Conceptual Grading and Drainage Plan Cross Sections). The flood barrier alternative shall include ~~improvement plans, grading plans,~~ and any other necessary documentation along with supporting hydrologic and hydraulic calculations 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.)

RECOMMND

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 in archaeological study PD-A-4656, prepared by CH2MHill, dated October 2009, it was determined that the project site is a significant historic property eligible for listing to the National Register of Historic Places, and listed on the California Register of Historic Resources as CHL #985 as part of the entire DTC/CAMA historic landscape district including seven facilities in Riverside and San Bernardino counties. Mitigation measures as outlined in PD-A-4656 are required to address potential adverse impacts on historic properties encountered during the construction phase of the proposed project. These mitigation measures include intensive mapping, archival research, oral history, historic context development, a public interpretive document, and archaeological investigation, a designated cultural resources monitor, construction worker training, preparation of emergency discovery procedures, site recording and evaluation of any find, and curation.

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 Historic Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor 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 special interest monitors. The Project Monitor shall manage and oversee monitoring for 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 Project Monitor 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 special interest monitors.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

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 Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 2 GEN- SPECIAL INTEREST MONITOR RECOMMND

As a result of historical research and documentation that the project site is a significant historic property eligible for listing on the National Register of Historic Places as part of the Army's Desert Training Center during World War II, special interest monitoring shall be accommodated during ground-disturbing activities, such as grading, trenching, etc., that may expose historic artifacts or features associated with the period of historic significance.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor(s) designated by the General Patton Memorial Museum. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The agreement shall address the interpretation, treatment and ultimate disposition of cultural resources which may include curation at the General Patton Memorial Museum.

The SI Monitors 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 SI Monitors shall have the shared authority to temporarily divert, redirect or halt the ground disturbance activities to allow

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Project Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the agreement 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 Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources preservation and/or mitigation purposes. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the groups interests only.

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

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 groups has not been met.

5) The developer/permit holder is responsible for all curation costs.

60.PLANNING. 3

GEN - GRADING & BRUSHING AREA

RECOMMND

The developer/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, leach fields, existing agricultural areas, and fuel modification zones, as identified on the APPROVED EXHIBITS. The Planning Department or a designee of the California Energy Commission shall verify the plan check approved grading plans conform to the APPROVED EXHIBITS as part of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN - GRADING & BRUSHING AREA (cont.) RECOMMND

grading review process. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 4 GEN - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the California Energy Commission or selected building officer shall direct the developer/permit holder to consult with the Riverside County Planning Department determine if the deposit based fees for PP24634 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 5 GEN - GRADING PLAN CLEARANCE RECOMMND

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions.

NOTE:

All proposed grading for structures including, but not limited to, new dwellings, outbuildings, barns, corrals, and storage buildings shall occur within the approved building pad sites.

60.PLANNING. 19 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during ~~any construction~~ activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department or building officer with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 20 USE- HISTORIC NOMINATIONS RECOMMND

As part of the County's requested review of this proposed project, it is recommended that the highest level of mitigation be required for any adverse impacts to areas determined eligible for nomination to the National Register of Historic Places (NRHP) and or the California Register of Historic Resources (CRHR).

Therefore, it is recommended that prior to issuance of any grading permits, the applicant / permit holder shall cause to have professionally prepared the nomination of the project site areas that will not be directly impacted by the proposed project, the nomination to the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) based upon the evaluation of eligibility of World War II Camp Rice and Rice Airfield and any further criteria that may be identified as contained in archaeological reports PD-A-4656 and PD-A-4657 prepared by CH2MHill, dated October 2009 and June 2010, respectively. While CH2MHill is not on the County's list of approved cultural resources consultants, and has not signed the Cultural Resources MOU with the County, the two above referenced technical studies have been accepted for the purposes of the County's courtesy review of this proposed project.

It is recommended that the completed nomination packets shall be submitted to the California State Historic Preservation Office for review and processing with evidence of the submittals, processing, and outcomes submitted to the County for mitigation compliance. All costs associated with this mitigation measure shall be the responsibility of the applicant / permit holder.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department or equivalent Building Official as designated by the California Energy Commission.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 2 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual is required.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed Onsite Wastewater Treatment System (OWTS) area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of all proposed structures containing plumbing fixtures must also be submitted to DEH or review to ensure proper septic tank sizing.

80.E HEALTH. 4 DEH SITE EVALUATION REQUIRED RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

leach line trench bottom) is installed for DEH staff to evaluate.

Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.

80.E HEALTH. 5 USE - HAZMAT Cal ARP RECOMMND

The business must provide a California Accidental Release Plan (Cal ARP) to the Hazardous Materials Management Division if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. The Cal ARP format requires completion prior to occupancy. The Cal ARP guideline must be adhered to before approval can be granted.

80.E HEALTH. 6 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division for requirements of the Cal ARP at (951) 766-6524.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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PLANNING DEPARTMENT

80.PLANNING. 4 GEN - CPM OR LLA REQUIRED RECOMMND

Prior to the issuance of a building permit, the developer/permit holder shall file and process to completion a Certificate of Parcel Merger or Lot Line Adjustment application with the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 801-070-003, 801-070-004, 801-100-005 and 801-100-006, or the Lot Line Adjustment shall alter the lot lines so that structures comply the setbacks of the zone. The developer/permit holder shall provide proof to the Planning Department or building official for compliance with this condition.

80.PLANNING. 7 GEN - SCHOOL MITIGATION RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Palo Verde Unified School District. Proof of payment, in the form a receipt or clearance letter, shall be provided to the TLMA Counter Service Division or building official to verify compliance with this condition who shall clear this condition upon determination of compliance.

80.PLANNING. 8 GEN - USE BUILDING PLANS RECOMMND

Prior to the issuance of a building permit, the developer shall submit a Request for Planning Department Clearance form to the Planning Department. The Planning Department shall verify that the plan-check approved building plans are in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Building Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Building Permit Issuance" conditions.

80.PLANNING. 9 REN ENG - PURCHASE AGRMENT (1) RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 REN ENG - REMEDIATION BONDING

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in the amount of \$9,870,000 (\$7,000.00 per acre x 1, 410) to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables.

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

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

80.PLANNING. 11 GEN - RV-PARK PLANS (1)

RECOMMND

Should the developer/permit holder choose to persue the Temporary RV-Park, then plans (minor plot plan) shall be filed with the Riverside County Planning Department for review and approval along wiht the appropriate filing fee. The developer/permit holder shall ensure the plans are developed persuant to Ordinance 348, Section 19.95 (RECREATIONAL VEHICLE PARKS), and the Planning Department shall ensure adequate review is done to protect the public health safety and welfare.

The Planning Department Shall clear this condition upon review and determination of compliance with this condition.

If the developer/permit holder determines that employee construction housing will be provided off site, and the temporary RV-Park will not be required for construction purposes, then this condition shall be considered to NOT

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 GEN - RV-PARK PLANS (1) (cont.) RECOMMND

APPLY.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

EPD DEPARTMENT

90.EPD. 1 MAP - MITIGATION SUCCESS ANALY RECOMMND

Prior to the final inspection, a report must be submitted showing that the success criteria outlined in the Biological Restoration Mitigation Implementation and Monitoring Plan (BRMIMP) has been achieved. The report will explain what if any changes were made to the original BRMIMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE-#45-FIRE LANES (cont.) RECOMMND

fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT.

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 8

GEN - DIF ORD.659 MITIGATION

RECOMMND

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 659.

The fee for commercial development shall be calculated on the basis of the "Project Area" acreage which includes the improvements and areas of intensive use which has been determined to be acres 20.41 acres located in the Desert Center/CV Desert Development Impact Fee Area - Ordinance 659 (Commercial Zone as defined by Section 6.e - \$25,931 per disturbed acre).

The areas used for calculation include: Power Block = 11.53 acres, Paved Access = 6.67 acres, Admin/Shops = .37 acres, and Heliostat Building = 1.84 Acres.
The total area calculation = 20.41 acres as determined by the applican't representative.

Upon payment of fees, the developer/permit holder shall provide an exhibit illustrating the areas as described above, and the developer/permit holder and the County Fee Administrator shall agree that the areas described as disturbed meet the intent of Ordinance 659.

Note: These calculations do not include the individual foundations for each array. The County Fee Administrator shall determine if the Acreage Calculation should be increased to include the foundations for each array if it meets the intent of the Ordinance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 GEN - DIF ORD.659 MITIGATION (cont.)

RECOMMND

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition, or the CEC or their designated building officer shall ensure fee payment. TLMA Counter Service Division shall clear this condition upon determination of compliance.

90.PLANNING. 10 GEN - USE FINAL INSPECTION

RECOMMND

Prior to final inspection, the developer/permit holder shall contact the Planning Department or the California Energy Commission to conduct a final inspection who shall do the following:

1.Verify compliance with all Planning Department 90 series conditions of approval; and,

2.Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

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

90.PLANNING. 11 GEN - USE IDENTIFICATION SIGN

RECOMMND

Prior to final inspection of any building permit, the developer/permit holder shall install a sign at all site entrances no smaller than 12 inches by 12 inches, and no greater than 18 inches by 18 inches, within clear public view that provides the following contact information:

- 1.Address of the facility and any internal site identification number;
- 2.Name(s) of company who operates the facility;
- 3.Full company address, including mailing address and division name; and,
- 4.Company Phone Number.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 REN ENG - PURCHASE AGRMENT (2)

RECOMMND

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

NOTE:

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

90.PLANNING. 13 REN ENG - ON SITE DIST. LINES

RECOMMND

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

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

90.PLANNING. 14 REN ENG - CLEAR CONST. AREA

RECOMMND

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

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

90.PLANNING. 29 USE - UTILITIES UNDERGROUND

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 40 USE - PARKING DUST TREATMENT

RECOMMND

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

90.PLANNING. 41 GEN - RV-Park Plans (2)

RECOMMND

If the developer/permit holder chose to pursue the Temporary RV-Park for construction purposes, then this condition shall be satisfied prior to final inspection of the park and prior to commencing facility construction.

The developer/permit holder shall ensure the Temporary RV-Park has been developed according to the APPROVED EXHIBITS of the RV-Park Plan as required by the conditions of approval placed on this proposal. The developer/permit holder shall ensure the site is developed pursuant to Ordinance 348, Section 19.95 (RECREATIONAL VEHICLE PARKS) to protect the health safety and welfare of the workers and public.

The Planning Department or CEC shall clear this condition upon review and determination of compliance with this condition.

If the developer/permit holder determines that employee construction housing will be provided off site, and the temporary RV-Park will not be required for construction purposes, then this condition shall be considered to NOT APPLY.

ATTACHMENT "C"

Sheets 1 thru 2

Warren-Alquist Act Excerpts Public Resources Code

§ 25502. Thermal powerplant or transmission line; proposed construction; notice of intention

Each person proposing to construct a thermal powerplant or electric transmission line on a site shall submit to the commission a notice of intention to file an application for the certification of the site and related facility or facilities.

The notice shall be an attempt primarily to determine the suitability of the proposed sites to accommodate the facilities and to determine the general conformity of the proposed sites and related facilities with standards of the commission and assessments of need adapted pursuant to Sections 25305 to 25308, inclusive. The notice shall be in the form prescribed by the commission and shall be supported by such information as the commission may require.

Any site and related facility once found to be acceptable pursuant to Section 25516 is, and shall continue to be, eligible for consideration in an application for certification without further proceedings required for a notice under this chapter.

§ 25120. Thermal powerplant

"Thermal powerplant" means any stationary or floating electrical generating facility using any source of thermal energy, with a generating capacity of 50 megawatts or more, and any facilities appurtenant thereto. Exploratory, development, and production wells, resource transmission lines, and other related facilities used in connection with a geothermal exploratory project or a geothermal field development project are not appurtenant facilities for the purposes of this division.

"Thermal powerplant" does not include any wind, hydroelectric, or solar photovoltaic electrical generating facility.

§ 25500. Authority; necessity of certification

In accordance with the provisions of this division, the commission shall have the exclusive power to certify all sites and related facilities in the state, whether a new site and related facility or a change or addition to an existing facility. The issuance of a certificate by the commission shall be in lieu of any permit, certificate, or similar document required by any state, local or regional agency, or federal agency to the extent permitted by federal law, for such use of the site and related facilities, and shall supersede any applicable statute, ordinance, or regulation of any state, local, or regional agency, or federal agency to the extent permitted by federal law.

After the effective date of this division, no construction of any facility or modification of any existing facility shall be commenced without first obtaining certification for any such site and related facility by the commission, as prescribed in this division.

§ 25506. Comments and recommendations; governmental agencies

The commission shall request the appropriate local, regional, state, and federal agencies to make comments and recommendations regarding the design, operation, and location of the

facilities designated in the notice, in relation to environmental quality, public health and safety, and other factors on which they may have expertise.

§ 25519. Application for certification of site and related facility; data; impact report; local agencies; copies

(f) Upon receipt of an application, the commission shall forward the application to local governmental agencies having land use and related jurisdiction in the area of the proposed site and related facility. Those local agencies shall review the application and submit comments on, among other things, the design of the facility, architectural and aesthetic features of the facility, access to highways, landscaping and grading, public use of lands in the area of the facility, and other appropriate aspects of the design, construction, or operation of the proposed site and related facility.

§ 25538 Review by local agencies; fees; lost permit fees; reimbursement

Upon receiving the commission's request for review under subdivision (f) of Section 25519 and Section 25506, the local agency may request a fee from the commission to reimburse the local agency for the actual and added costs of this review by the local agency. The commission shall reimburse the local agency for the added costs that shall be actually incurred by the local agency in complying with the commission's request. The local agency may also request reimbursement for permit fees that the local agency would receive but for the operation of Section 25500, provided, however, that such fees may only be requested in accordance with actual services performed by the local agency. The commission shall either request a fee from the person proposing the project or devote a special fund in its budget, for the reimbursement of such costs incurred by local agencies.

ATTACHMENT "D"

Sheets 1 thru 16

**Land Use Ordinance Information for the Rice Solar Energy Project
Excerpts from Ordinance 348**

W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

SECTION 15.1 USES PERMITTED IN W-2 ZONE.

b. When the gross area of a lot is one acre or greater, the following uses are permitted:

(2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

c. The following uses shall be permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30:

(1) Guest ranches.

(6) Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with Section 18.30.a.(3).

d. The following uses are permitted provided a conditional use permit has been granted:

(11) Lumber production of a commercial nature, including commercial logging or commercial development of timber.

(12) The manufacture of: (a) Brick, tile or terra-cotta, (b) Cement and cement products, (c) Gypsum, and (d) Lime or lime products.

(15) Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.

(16) Pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms.

(18) Recreational vehicle parks.

(25) Disposal service operations.

(27) Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.

(28) Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.

(30) Camps.

(31) Both large and small animal hospitals.

e. Public Utilities Uses.

(1) Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.

(2) Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.

(3) Telephone transmission lines, telephone exchanges and offices.

(4) Railroads, including the necessary facilities in connection therewith.

SECTION 15.2. DEVELOPMENT STANDARDS. Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

a. One family residences shall not exceed forty (40") feet in height. No other building or structure shall exceed fifty (50") feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75") feet in height or any other structure exceed one hundred five (105") feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

b. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use.

c. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.

d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

ARTICLE XVb

N-A ZONE (NATURAL ASSETS)

SECTION 15.200. USES PERMITTED.

b. Uses Permitted Subject to Approval of a Plot Plan. The following uses are permitted, upon approval of a plot plan pursuant to Section 18.30, on parcels of land not less than 7200 square feet in size, with a minimum front yard depth of 20 feet and minimum side and rear yard depth of 10 feet:

- (1) Public utility substations.
- (2) Water wells and appurtenant pump houses.

c. Uses permitted by Conditional Use Permit.

The following uses are permitted provided a conditional use permit has been granted:

- (1) Recreational vehicle parks.
- (6) Rock crushing plants, aggregate washing, screening and drying facilities and equipment.
- (11) Outdoor film studios.
- (12) Airport or landing field.
- (13) Camps.
- (14) Guest ranch.

SECTION 15.201. DEVELOPMENT STANDARDS. The following shall be the standards of development in the N-A Zone, except for the above-listed uses that are specifically allowed a lesser standard:

- a. Minimum lot size. 20 acres with a minimum gross width of 400 feet.
- b. Minimum yard depths. Front 100 feet, sides 50 feet, rear 50 feet.
- c. No building shall exceed 20 feet in height.
- d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

SECTION 18.12. OFF-STREET VEHICLE PARKING.

The purpose of this section is to provide sufficient off-street parking and loading spaces for all land uses in the unincorporated area of the County of Riverside and to assure the provision and maintenance of safe, adequate and well-designed off-street parking facilities. It is the intent of this section that the number of required parking and loading spaces will meet the needs created by the particular uses. The standards for parking facilities are also intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use.

Off-street vehicle parking shall be provided in accordance with this section when the associated building or structure is constructed or the use is established. Additional off-street parking shall be provided in accordance with this section when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.

a. PARKING DESIGN STANDARDS.

(1) APPROVAL OF OFF-STREET PARKING PLAN. A plot plan, pursuant to the provisions of Section 18.30 of this ordinance, shall be filed for approval of all off-street parking facilities, except for one and two-family residences, unless the off-street parking facilities are approved as a part of a plot plan, conditional use permit or public use permit approval.

(2) NUMBER OF REQUIRED PARKING SPACES.

a) In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this article.

b) The following table is designed to allow calculation of parking spaces required for the uses shown:

CIVIC/RELIGIOUS INSTITUTIONS	PER SQUARE FOOT OR UNIT	PER EMPLOYEE OR STUDENT	OTHER CRITERIA
public utility facilities, including but not limited to, electric, gas, telephone, and telecommunication facilities not having business offices on the premises: Industrial Uses:	If number of workers cannot be determined: 1 space/250 sq. ft. of office area, PLUS 1 space/500 sq. ft. of fabrication area, PLUS 1 space/1,000 sq. ft. of storage area, AND 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use	1 space/2 employees If number of workers can be determined: 1 space/2 employees of largest shift, AND 1 space/vehicle kept in connection with the use	1 space/vehicle kept in connection with the use

SECTION 18.35. ASTERISK.

When an asterisk (*) or any other character follows the zoning symbol on any official zoning plan map, the required minimum lot area, minimum area per dwelling unit, lot frontage, size of dwelling, yard requirement, and structure height, or any of such requirements, for the areas upon the map so marked, shall be as set forth in the legend upon such map, notwithstanding any other provisions of this ordinance.

ARTICLE XIXd

RECREATIONAL VEHICLE PARKS

Section 19.95. INTENT

Recreational vehicle parks or resorts are intended to provide for the accommodation of visitors to the unincorporated areas of Riverside County who travel to or within the County by recreational vehicle and reside in a recreational vehicle park. The provisions of this article are intended to create a safe, healthful, and beneficial environment for occupants of the recreation vehicle parks and to protect the character and integrity of surrounding uses.

Section 19.96. INCIDENTAL USES

a. A recreational vehicle park may include incidental uses operated for the convenience of recreational vehicle park occupants only. No incidental use shall be permitted unless approved as part of the approval of the recreational vehicle park. There shall be no separate sign advertising any such incidental use visible from any street and any such use shall be located no less than one 100 feet from any street. Incidental uses permitted may include the following:

- (1) Dwellings for owner and/or managers and staff.
- (2) Food markets.
- (3) Office.
- (4) Laundry.
- (5) Personal services including showers and rest rooms.
- (6) Indoor and outdoor recreational facilities.
- (7) Restaurants, including dancing and alcoholic beverage sales.
- (8) Sales of items related to maintenance and operation of recreational vehicles.
- (9) Barber and beauty shops.
- (10) Golf courses and tennis courts.
- (11) Refreshment stands.
- (12) Membership sales offices
- (13) Assembly rooms.
- (14) Boat storage and launching

(15) Horse stables.

(16) Storage for recreational vehicles. An area may be provided where recreational vehicles can be stored when not in use. The storage area shall be fully screened on all sides by a six foot high masonry wall or a six foot high fence, and a six-foot high landscape buffer shall be provided around the wall or fence.

b. The County Planning Commission or East Planning Counsel may, by resolution of record, permit any other incidental use which it determines to be similar to those listed above, operated exclusively for the convenience of recreational vehicle park residents, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in the park. All such uses shall be subject to the property development standards contained herein.

Section 19.97. DEVELOPMENT STANDARDS FOR ALL RECREATIONAL VEHICLE PARKS

Development of Recreational Vehicle Parks shall comply with all requirements of this Ordinance, Title 25 of the California Administrative Code, and all other applicable statutes and ordinances. The following development standards shall apply to all recreational vehicle parks:

a. PARK SITE AND STANDARDS.

(1) Density.

a) Where areas are designated or determined for Category I and II land uses in the Riverside County General Plan, an overall density of not more than 20 spaces per acre may be allowed. However, the maximum permitted density may be reduced if it is determined to be necessary to achieve compatibility with the area in which the park is located. In areas where an adopted community plan sets forth recreational park densities, the provided densities in the community plan shall apply.

b) Where areas are designated or determined for Category III, IV, or open space land uses in the Riverside County General Plan, an overall density of not more than eight spaces per acre shall be allowed for vacation recreational vehicle parks and extended occupancy parks. However, the maximum permitted density may be reduced if it is determined to be necessary to achieve compatibility with the area in which the park is located. In areas where an adopted community plan sets forth recreational vehicle park densities, the densities provided in the community plan shall prevail.

c) Where areas are designated or determined for Category III land uses in the Riverside County General Plan, the overall density for permanent occupancy parks shall be not more than that permitted for residential development by the General Plan. In areas where an adopted community plan exists, the residential density provided for the project site in the community plan shall apply.

(2) General Plan Land Use Categories.

- a) Vacation recreational vehicle parks and extended occupancy parks shall be allowed in all land use category areas.
- b) Extended occupancy parks may be allowed in all land use category areas.
- c) Permanent occupancy parks may be allowed only in areas designated for Category I, II or III land use in the Riverside County General Plan.

(3) Size of Recreational Vehicle Park: No parcel of land containing less than five acres may be used for the development and operation of a recreational vehicle park.

(4) Open Space. Each recreational vehicle park shall have a minimum of 25 percent of its net area in open space. The net area of a park shall be determined by excluding all streets, drives, and visitor parking areas.

b. SIGNS. All signs shall comply with the provisions of Article XIX of County Ordinance No. 348.

c. OUTSIDE ACCESS.

(1) Principal access shall be from a County maintained road.

(2) Emergency access shall be a minimum of 15 feet in width and shall be gated. It shall be posted and otherwise remain unobstructed. Use of emergency access shall be limited to emergency use only. Emergency access may be permitted from any street.

d. TRASH REMOVAL. A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location, size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of County Ordinance No. 513.

e. LIGHTING.

(1) Lighting shall be indirect, hooded and positioned so as to reflect onto the access roads and away from the recreational vehicle spaces and adjoining property unless otherwise approved by the approving body.

(2) Lighting standards for roads and recreational vehicle sites shall be a maximum of ten feet in height. The height of all light standards shall be measured from the elevation of the adjoining pavement of the access roads. Lighting standards in recreational areas may be taller than ten feet.

(3) All recreational vehicle parks in the Mt. Palomar Street Lighting Area shall comply with the lighting policies set forth in County Ordinance No. 655.

f. DRAINAGE. The park shall be so graded that there will be no depressions in which surface water will accumulate or as approved by the County Flood Control District.

g. DISTANCE BETWEEN RECREATIONAL VEHICLES AND BUILDINGS.

(1) Recreational vehicle spaces shall be designed so as to provide the maximum distance between recreational vehicles, taking into account minimum recreational vehicle space size requirements as established within this ordinance.

(2) In vacation recreational vehicle parks, recreational vehicle utility connections may be arranged so as to allow grouping of recreational vehicles, up to four vehicles per utility connection, if this is desired by the recreational vehicle owners. However, recreational vehicle owners shall not be required to group more than two to a utility connection unless they so request.

(3) Where recreational vehicle spaces are located near any permitted building, the minimum distance between the recreational vehicle and said building shall be 15 feet.

h. SETBACKS AND YARD REQUIREMENTS.

(1) Yard Requirement. Each recreational vehicle park shall have a 20 foot wide landscaped front yard extending along the full width of the parcel devoted to said use and along any side or rear property line abutting a street unless this requirement is modified by the approving body. The yard(s) shall be free of all walls, fences, and accessory structures.

(2) Setbacks. All structures and recreational vehicle pads shall be set back from all side and rear property lines not less than three feet, except where a side or rear property line abuts a street, the setback shall be not less than 20 feet. Where the recreational vehicle park is adjacent to an existing single family development, a 100 foot setback shall be provided for structures exceeding one story.

i. OFF-STREET PARKING. Parking for recreational vehicle parks shall comply with Section 18.12 of this ordinance. No parking or interior access roads shall be allowed. Visitor parking shall be provided in separate off street parking areas.

j. BUILDING HEIGHT. Maximum building heights shall be as permitted in the zoning classification in which the recreational vehicle park is located.

k. MANAGEMENT.

(1) A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.

(2) Maintenance and Storage Yard. All storage of supplies, maintenance materials and equipment outside of buildings shall be provided within a storage area. Any storage shall be located outside any required yard and completely screened from adjoining properties with a decorative masonry wall or fencing six feet in height and further buffered with landscaping materials eight feet in height.

I. SANITARY FACILITIES:

(1) Based on standards set forth in Title 25 of the California Administrative Code, toilets, lavatories and showers shall be provided in the following numbers for each sex:

a) In parks constructed and operated exclusively for dependent recreational vehicles: one toilet, one shower, and one lavatory for each sex for each 15 dependent recreational vehicle spaces.

b) In parks constructed and operated exclusively for independent recreational vehicles, or for a combination of independent and dependent recreational vehicles, the following ratio of toilets, showers and lavatories for each sex:

No. of Spaces	Toilets	Lavatories	Showers
1-25	1	1	1
26-70	2	2	2

For each additional 100 spaces or fraction thereof one additional toilet, lavatory and shower shall be provided for each sex.

c) In parks where no water and sewer connections are provided at individual recreational vehicle spaces, one toilet, lavatory, and shower shall be provided for each sex for every 15 recreational spaces.

(2) Toilets shall be of a water flushing type.

(3) Hot and cold running water shall be provided for lavatories and showers.

(4) Toilet, lavatory and shower facilities shall be located not more than 400 feet from any dependent recreational vehicle space. Toilet, lavatory, and shower facilities shall be located not more than 1,000 feet from any independent recreational vehicle space.

(6) One washing machine and dryer shall be provided for every 50 recreational vehicle spaces or fraction thereof.

(7) Recreational vehicle parks which do not provide each recreational vehicle space with a connection to an approved sanitary sewer system shall provide sanitation stations

designed to receive the discharge from the sewage holding tanks of recreational vehicles.

a) The sanitary station shall be constructed in accordance with specifications set forth in Title 25 of the California Administrative Code.

b) If a sanitation station is provided, it shall be located within the park in such a manner so as not to be obnoxious to the tenants of the park and shall be set back 100 feet from adjoining residential development, unless approved by the approving body.

m. INTERIOR ACCESS ROADS. Interior access roads within the recreational park shall not be less than 24 feet wide and be paved with a minimum thickness of three inches of asphalt concrete or six inches of Portland Cement Concrete, or with such alternate surfacing as recommended by a soils engineer.

n. ONE WAY INTERIOR ACCESS ROADS. The approving body may reduce the minimum width of interior access roads to 20 feet where one way interior access roads are utilized.

o. FRONTAGE. Each recreational vehicle space shall front on or be served by an interior access road.

p. HAZARDOUS FIRE AREAS. In areas designated as hazardous fire areas, the following standards shall apply pursuant to County Ordinance No. 546:

(1) Roads must be a minimum 24 feet in width.

(2) Dead end roads shall be no longer than 600 feet in length and shall end in a 90 foot diameter turnaround.

q. ELECTRICAL SERVICES. In accordance with Title 25 of the California Administrative Code, the following standards shall be met.

(1) Only one power supply connection shall be made to a recreational vehicle.

(2) Electric power supply equipment shall be located on the rear half of the recreational vehicle space within four feet of the location or proposed location of the recreational vehicle on the space.

r. All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the restrictive standards shall apply.

Section 19.98.

DEVELOPMENT STANDARDS FOR VACATION RECREATIONAL VEHICLE PARKS.

a. **SIZE OF SPACE.** The minimum area of each recreational vehicle space shall be 1,250 square feet.

b. **INDIVIDUAL SPACE IMPROVEMENTS.**

(1) Recreational vehicle sites and driveways shall be of crushed stone, decomposed granite, grass or similar material so as to provide a level surface for recreational vehicle parking and to minimize dust.

(2) A parking space shall be provided for each recreational vehicle site not less than nine feet by 25 feet in size. The parking space may be part of the driveway into or through the site. The parking space may be part of the driveway into or through the site. The parking space shall be of rock, decomposed granite, grass or similar material so as to provide a level surface for car parking and to minimize dust.

(3) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this ordinance unless otherwise approved by the approving body.

c. **WATER SERVICES.** Each recreational vehicle space shall be provided with a water service outlet delivering safe, potable water.

d. **UTILITY SERVICES.** All utility services within the recreational vehicle park including, but not limited to, electrical, telephone, and television services, shall be underground.

e. **MOVEMENT OF RECREATIONAL VEHICLES.** Wheels shall not be removed from recreational vehicles, nor shall any fixture be added which will prevent the recreational vehicle from being moved under its own power or by a passenger vehicle.

f. **ACCESSORY STRUCTURES.**

(1) No accessory structures including, but not limited to, ramadas, cabanas, and storage structures, shall be constructed on individual recreational vehicle spaces except patio covers may be constructed provided the following criteria are met and maintained..

a. The patio covers are located or constructed and maintained by the park owner.

b. The covers are of uniform size, style, and building materials.

c. The patio covers are self-supporting and in no way permanently attached to a recreational vehicle.

d. The patio covers are approved as part of the approval of the recreational vehicle park.

(2) All awnings shall be supported off the individual recreational vehicle, shall remain attached to the recreational vehicle at all times, and shall not be connected in any way to a permanent structure. Free standing awnings shall not be permitted.

(3) Structures to assist the handicapped shall be allowed.

(4) The occupied area of the recreational vehicle lot shall not exceed 75 percent of the lot area.

g. RECREATIONAL AREA. Recreation areas may be provided. Open space, pool areas, game courts, and similar areas, shall be considered recreation areas.

h. WALL AND FENCES. Each recreational vehicle park shall be screened or fenced as follows:

(1) For vacation recreational vehicle parks in Category H or II land use areas, decorative masonry walls or fencing six feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls and fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(2) For vacation recreational vehicle parks located in Category III or IV, or open space land use areas a decorative masonry wall, earthen berm and block wall, fencing, landscaping screen, or combination thereof shall be provided on all property lines as specified by the approving body. Where walls and fences are utilized, landscape buffer shall be provided as set forth in Section 18.12 of this ordinance.

(3) For vacation recreational vehicle parks visible from a scenic vista or a designated State or County Scenic Highway, decorative masonry wall, or fence six feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, the six foot high fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls and fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(4) The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

Section 19.98a. DEVELOPMENT STANDARDS WITHIN EXTENDED OCCUPANCY PARKS

a. SIZE AND SPACE. Each recreational vehicle space shall be 1,750 square feet or more in area with a minimum width of 30 feet and contain 40 percent of open space area. The open space area shall not include patio area, vehicle parking area, and recreational vehicle parking area.

b. INDIVIDUAL SPACE IMPROVEMENTS:

(1) Each site shall contain a level, stabilized recreational vehicle parking pad of crushed stone, decomposed granite, paving or other suitable material.

(2) Each recreational vehicle space may be provided with a ten foot by 25 foot parking area of asphalt concrete, Portland Cement Concrete, rock, decomposed granite/or similar material.

(3) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this ordinance, unless otherwise approved by the approving body.

c. ELECTRICAL SERVICES.

(1) Each recreational vehicle space shall be provided with an electrical service outlet.

(2) Each recreational vehicle space may be provided with connection to telephone service.

d. WATER SERVICES. Each recreational vehicle space shall be provided with a fresh water service outlet delivering safe and potable water.

e. SEWER SERVICE. Each recreational vehicle space shall be provided with a connection to an approved sanitary sewer system.

f. NUMBER OF RECREATIONAL VEHICLES PER SITE. Only one recreational vehicle connected to utilities shall be allowed per site. No other vehicle parked at the recreational vehicle site, except for the primary recreational vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these other vehicles provided it is the only available source of transportation to and from the recreational vehicle park.

g. MOVEMENT OF RECREATIONAL VEHICLES. Wheels shall not be removed from recreational vehicles.

h. ACCESSORY STRUCTURE.

(1) Ramadas and patio covers are allowed.

(2) Accessory storage structures may be allowed at individual vehicle spaces with the following restrictions:

a) The structures are approved as part of the recreational vehicle park approval.

b) Storage structures are no larger than 100 square feet in area and a maximum of eight feet in height.

c) Only one storage structure is allowed at each recreational vehicle site.

(3) All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the more restrictive standards shall apply.

(4) No more than 60 percent of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.

(5) Structures to assist the handicapped shall be allowed.

(6) Awnings are permitted in accordance with the provisions of Title 25 of the California Administrative Code.

i. RECREATIONAL AREA. A community recreational area or areas having a minimum area of 150 square feet for each recreational vehicle space shall be provided. Any such area shall be of sufficient size to be usable for recreational purposes. Open space, pool areas, game courts, clubhouses, and similar areas shall be considered recreation areas.

j. WALLS AND FENCES. Each recreational vehicle park shall be screened or fenced as follows:

(1) For extended occupancy parks in Category H or II land use areas decorative masonry walls or fencing six feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road the six foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls or fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(2) For extended occupancy parks in Category III, IV, or open space land use areas a decorative masonry wall, earthen berm and block wall, fencing, or landscaping screen, or combination thereof shall be on all property lines as specified by the approving body. Where walls and fences are utilized an additional landscape buffer shall be provided as set forth in Section 18.12 of this ordinance.

(3) For extended occupancy parks visible from a scenic vista or a designated State or County Scenic Highway, decorative walls or fencing six feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot wall or fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls or fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(4) The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

k. HUMAN HABITABILITY. Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one year.

I. VEHICLE REGISTRATION. All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the California Department of Motor Vehicles.

ATTACHMENT "E"

Fire Department Letter dated August 4, 2010 for the Rice Solar Energy Project

Sheets 1 thru 3



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

210 West San Jacinto Avenue • Perris, California 92570 • (951) 940-6900 • Fax (951) 940-6910

John R. Hawkins
Fire Chief

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

- Banning
- ◆
- Beaumont
- ◆
- Calimesa
- ◆
- Canyon Lake
- ◆
- Coachella
- ◆
- Desert Hot Springs
- ◆
- Indian Wells
- ◆
- Indio
- ◆
- Lake Elsinore
- ◆
- La Quinta
- ◆
- Moreno Valley
- ◆
- Palm Desert
- ◆
- Perris
- ◆
- Rancho Mirage
- ◆
- Rubidoux CSD
- ◆
- San Jacinto
- ◆
- Temecula

Board of Supervisors

Bob Buster,
District 1

John Tavaglione,
District 2

Jeff Stone,
District 3

John Benoit,
District 4

Marion Ashley,
District 5

August 4, 2010

County of Riverside Transportation & Land Management Agency
Planning Department
Raymond Juarez, Urban Regional Planner IV
4080 Lemon Street, 9th Floor
PO Box 1409
Riverside, CA 92502

RE: Rice Solar Energy Project Application for Certification (09-AFC-10)

With respect to the referenced project, the Riverside County Fire Department has the following comments:

The proposed project will have a cumulative impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population during construction and plant operation. The applicants and developers shall participate in the Development Impact Fee Program (DIF Ord. 659), as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land, equipment purchases and fire department infrastructure support. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Mitigation measures, as defined by the County of Riverside, should be considered in order to help reduce these impacts. Examples of mitigation measures may include:

- Equipment upgrade and/or purchase; *(i.e. specialized fire apparatus associated with specialized rescue)*.
- Participation in the Development Impact Fee program which would allow one-time capitol improvements such as equipment purchases, and construction development.
- Participation in re-occurring operation and maintenance costs.

Costs necessary to maintain the increased level of service may be at least partially offset by taxes acquired by the new construction; however additional funding sources may have to be identified to cover any shortfalls.

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to review and approval by the Riverside County Fire Marshal.

Fire flow requirements within commercial projects are based on **square footage and type of construction** of the structures. The minimum fire flow for **any commercial structure** is **1500** gallons per minute, at a residual operating pressure of 20-psi, and can rise to **8000** gallons per minute, (per Table A-III of the California Fire Code).

The proposed project's land use would be a Category IV – Outlying. The 3 closest Fire Stations that would respond to an incident at the proposed Rice Solar Energy Project (09-AFC-10), located adjacent to the former Rice Army Airfield in Rice, CA are:

RCO Station # 49, Lake Tamarisk, 43880 Lake Tamarisk, Desert Center, CA. 92239

RCO Station # 43 Blythe, 140 West Barnard Street, Blythe, CA. 92225

RCO Station # 45 Blythe Air Base, 17280 W. Hobson Way, Blythe, CA 92225

Riverside County Fire Station 49 is located approximately 60 miles from the project site, the second Riverside County Fire Station is located approximately 75 miles and the third Riverside County Fire Station is located approximately 77 miles from the proposed site.

From the above listed fire stations, the response time for engine 49 is approximately 1:00 hour to 1:15 after dispatch. The second unit, engine 43 will respond to the project area in approximately 1:30, the third unit, engine 45 will respond to the project area in approximately 1:30. Riverside County Fire Department Fire Stations are staffed full-time, 24 hours/7 days a week, with a minimum 3 person crew, including Paramedics, operating a "Type-1" structural fire fighting apparatus. The closest San Bernardino County Fire station is located approximately 32 miles away, Big River Station 17. Station 17 consists of "2-paid staff" providing Basic Life Support (BLS) services. Riverside County Fire Department, Lake Tamarisk Fire Station 49 is staffed full-time, 24 hours/7 days a week, with a minimum 3 person crew, including 2-Paramedics, operating a "Type-1" structural fire fighting apparatus.

While San Bernardino County Fire Department, (Big River Station 17) is closer geographically and they work under a mutual aid agreement, the mutual aid and/or auto aid agreements do not guarantee equipment will be available, nor do these agreements require the department to release the resources to respond. If the Big River unit was to be dispatched and the request honored, the Lake Tamarisk unit would also respond. The Riverside County Fire Department is the Authority Having Jurisdiction (AHJ) and will provide the primary response to the project area.

Based on the adopted Riverside County Fire Protection Master Plan, the Category IV – Outlying, specifies that a full alarm assignment be operating on the fire ground within 30 minutes and the fire station to be located within 8 miles. The primary station serving this area would **not** be within the 8 mile objective. These times are approximate based on conditions and currently **do not** meet the Outlying Land Use protection goals.

The proposed Rice Solar project will create a “cumulative” increase in requests for service and impact the Fire Department’s ability to provide an acceptable level of service. These services include increased emergency and public service calls.

Due to the remote location and climate conditions, a response by the fire department would require multiple units to respond. In the event of a fire, medical emergency, hazardous material or technical rescue incident, the fire department will be required to cover or *back fill* stations left uncovered in order to meet service demands and support the region. If an incident were to occur, fire units would be dispatched from Blythe, Indio and the lower Coachella Valley as part of the regional integrated fire protection response system.

The proposed project identifies approximately 1, 410 acres of land, the construction of 17,500 tracking heliostats, and a receiving tower with an overall height of 653 feet of industrial development at build out. The onsite conditions create a high risk potential for a technical rescue situation which would require specialized equipment and trained staff to respond. Extended response times from specialized equipment can be anticipated to the project area.

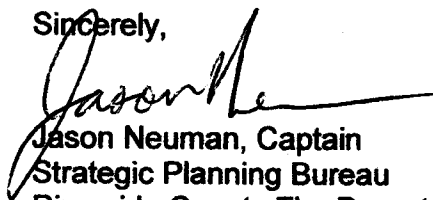
Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company is recommended for every 3.5 million square feet of industrial occupancy. Given the proposed development plan, a new fire station *may not be* required to meet anticipated demands. However, a cumulative impact through future development will prompt the need for future fire facilities to serve the area, as determined by the fire department. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service and support demands.

The provided exhibit’s show primary and secondary access to the site, which appear to be adequate. Secondary access as approved by the fire department shall be required for the life of the project.

The California Fire Code outlines fire protection standards for the safety, health, and welfare of the public. These standards will be enforced by the Fire Chief.

If I can be of further assistance, please feel free to contact me at (951) 940-6349 or e-mail at jason.neumann@fire.ca.gov

Sincerely,




Jason Neuman, Captain
Strategic Planning Bureau
Riverside County Fire Department

cc: John Kessler, Project Manager CEC
Wes Alston, Pacific Development

ATTACHMENT "F"

Waste Management Letter Dated August 5, 2010 for the Rice Solar Energy Project

Sheets 1 thru 2



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 5, 2010

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

RE: Plot Plan No. 24634

Proposal: The Plot Plan proposes the development of a 150 MW photovoltaic facility on approximately 2,500 acres

APN: 801-070-003;-004; 801-100-005;-006

Dear Mr. Juarez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located south of the San Bernardino and Riverside County line, 32 miles west of Parker Arizona, more specifically, southeast of Highway 62 and Midland Road, in the Chuckwalla Zoning Area. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit for EACH phase, a Waste Recycling Plan (WRP)** shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection for EACH phase, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP** shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Ray Juarez, Project Planner
Plot Plan No. 24634
August 5, 2010
Page 2

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner IV

Doc 88468v12

ATTACHMENT "G"

**Airport Land Use Commission Letter and Package dated August 2, 2010 for the Rice
Solar Energy Project**

Sheets 1 thru 24

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 2, 2010

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Ray Juarez, Urban Regional Planner IV
Riverside County Planning Department
Mail Stop # 1070

~~HAND DELIVERED~~

RE: Plot Plan No. 24634 and Variance No. 1869

Dear Mr. Juarez:

The above-referenced project is not located in an Airport Influence Area. However, as the project includes a tower exceeding 200 feet in height, the project is subject to review by the Airport Land Use Commission. Given the site's distance from public use airports, the only issue of concern would relate to the height of the tower. This is also addressed through review by the Federal Aviation Administration. The Federal Aviation Administration has issued a "Determination of No Hazard to Air Navigation" for this facility following completion of Aeronautical Study No. 2009-AWP-2050-OE.

Airport Land Use Commission staff recommends that the County of Riverside incorporate the following conditions in its recommendations to the California Energy Commission regarding the proposed project:

1. At least ten (10) days prior to the start of construction, the permittee shall complete FAA Form 7460-2, Part I and return it to the Federal Aviation Administration for its records.
2. Within five (5) days after the tower reaches its greatest height, the permittee shall complete FAA Form 7460-2, Part II and return it to the Federal Aviation Administration for its records.
3. FAA Form 7460-2 shall also be completed and returned to the Federal Aviation Administration in the event that the project is abandoned or at such time as the tower is permanently removed from the site in conjunction with decommissioning of the facility.
4. The Federal Aviation Administration has reviewed the proposed project through Aeronautical Study No. 2009-AWP-2050-OE, and has issued a "Determination of No Hazard to Air Navigation" for the proposed structure. Therefore, the latitude, longitude, and coordinates of such structure shall not be changed, and the height (above ground level) and maximum elevation (above sea level) of such structure shall not be increased, without further notice to, and review by, the Federal Aviation Administration through the Form 7460-1 process.
5. The maximum height of the proposed structure, including all roof-mounted appurtenances, if any, shall not exceed 653 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,461 feet above mean sea level.
6. The structure shall be marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, 24-hr med-strobes – Chapters 4, 6 (MIWOL) & 12 (24-hour medium intensity white strobe lighting system).

AIRPORT LAND USE COMMISSION

August 2, 2010

7. Temporary construction equipment used during actual construction or installation of the tower shall not exceed the permissible height and maximum elevation of the tower, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

If you have any questions, please contact me at (951) 955-5132.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachment: Federal Aviation Administration Determination of No Hazard to Air Navigation:
Aeronautical Study No. 2009-AWP-2050-OE

cc: Solar Reserve
ALUC Staff



Issued Date: 12/28/2009

Julie Way
 SolarReserve, LLC
 2425 Olympic Blvd.
 Suite 500 East
 Santa Monica, CA 90404

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Rice Solar Energy Tower
 Location: Rice, CA
 Latitude: 34-03-49.27N NAD 83
 Longitude: 114-48-27.40W
 Heights: 653 feet above ground level (AGL)
 1461 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, 24-hr med-strobes - Chapters 4,6(MIWOL),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

While the structure does not constitute a hazard to air navigation, it would be located within or near a military training area and/or route.

Any height exceeding 653 feet above ground level (1461 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 06/28/2011 unless:

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- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before January 27, 2010. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted in triplicate to the Manager, Airspace and Rules Division - Room 423, Federal Aviation Administration, 800 Independence Ave., Washington, D.C. 20591.

This determination becomes final on February 06, 2010 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Office of Airspace and Rules via telephone -- 202-267-8783 - or facsimile 202-267-9328.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Karen McDonald, at (310)725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2009-AWP-2050-OE.

The proposal will construct a Molten Salt Solar Energy Tower near Rice, California, in a civilian corridor between the military Turtle MOA and the Quail MOA. There are no civilian public-use or military landing areas within 12 nautical miles (NM) of the site; however there are several military VR and IR routes in the vicinity.

The structure height exceeds the obstruction standards of Title 14 of the Code of Federal Regulations, Part 77 as follows:

Section 77.23(a)(1) by 153 feet - a height more than 500 feet above ground level (agl) at the site.

The proposal was circularized for public aeronautical comment. No objections or comments were received.

AERONAUTICAL STUDY FOR POSSIBLE EFFECT UPON THE OPERATION OF AN AIR NAVIGATION AID:

- None.

AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR en route routes, operations, or procedures.
- The proposal would have no effect on any existing or proposed IFR minimum flight altitudes.

AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:

- The proposal would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.
- The proposal would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known public use or military airports.
- The proposal would not penetrate those altitudes normally considered available to airmen for VFR en route flight; however a 24-hour medium intensity white strobe lighting system is recommended.
- The structure shall be appropriately obstruction lighted with a 24-hour medium intensity white strobe lighting installation; this recommendation is because of the abundance of military VR and IR routes in the area, and the expectation of civilian Visual Flight Rules (VFR) operations navigating in this corridor between the military Turtle MOA and the Quail MOA.

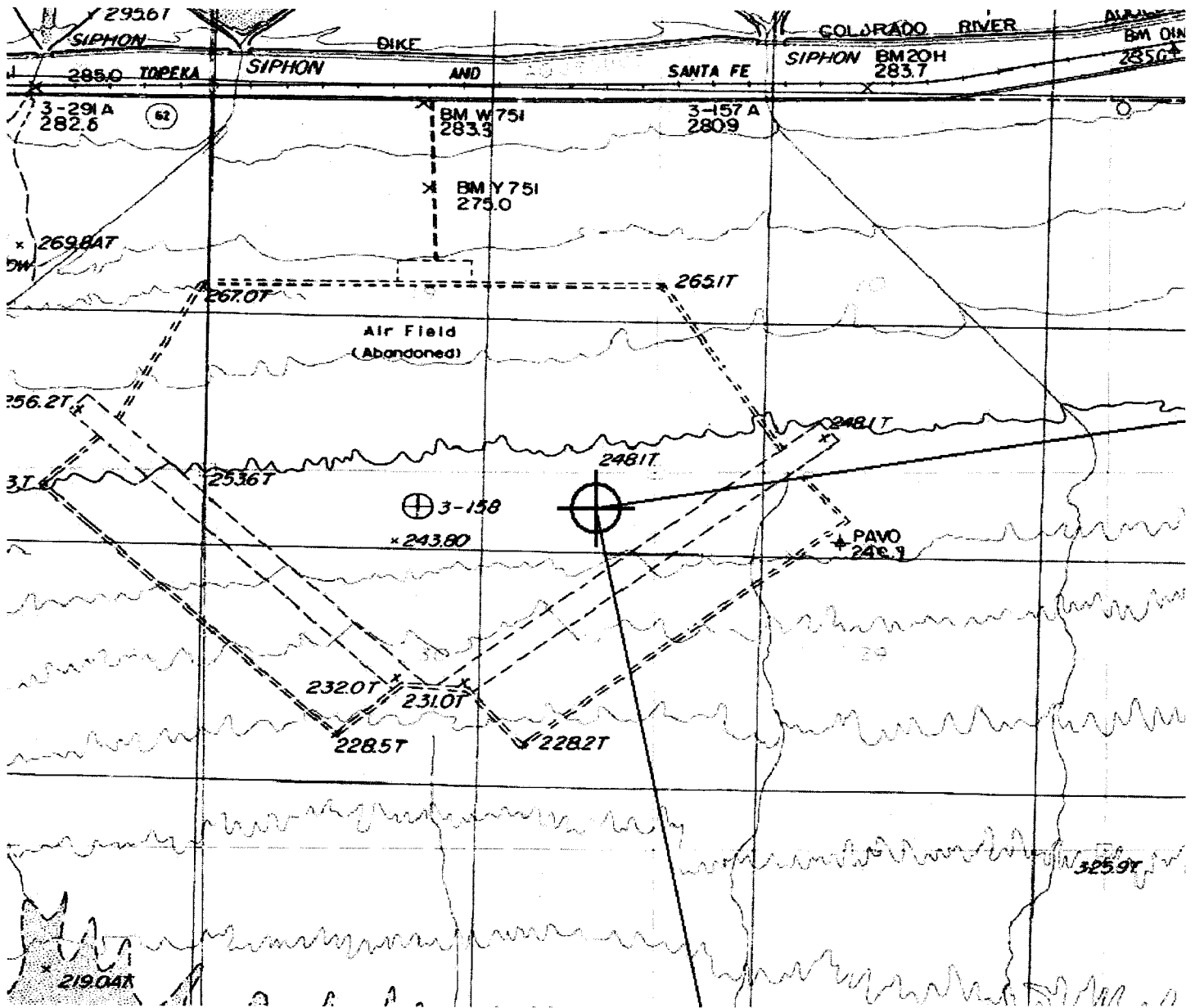
The cumulative impact of the proposed structure, when combined with other existing structures is not considered significant. Study did not disclose any adverse effect on existing or proposed public-use or military

airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned civilian public-use or military airport.

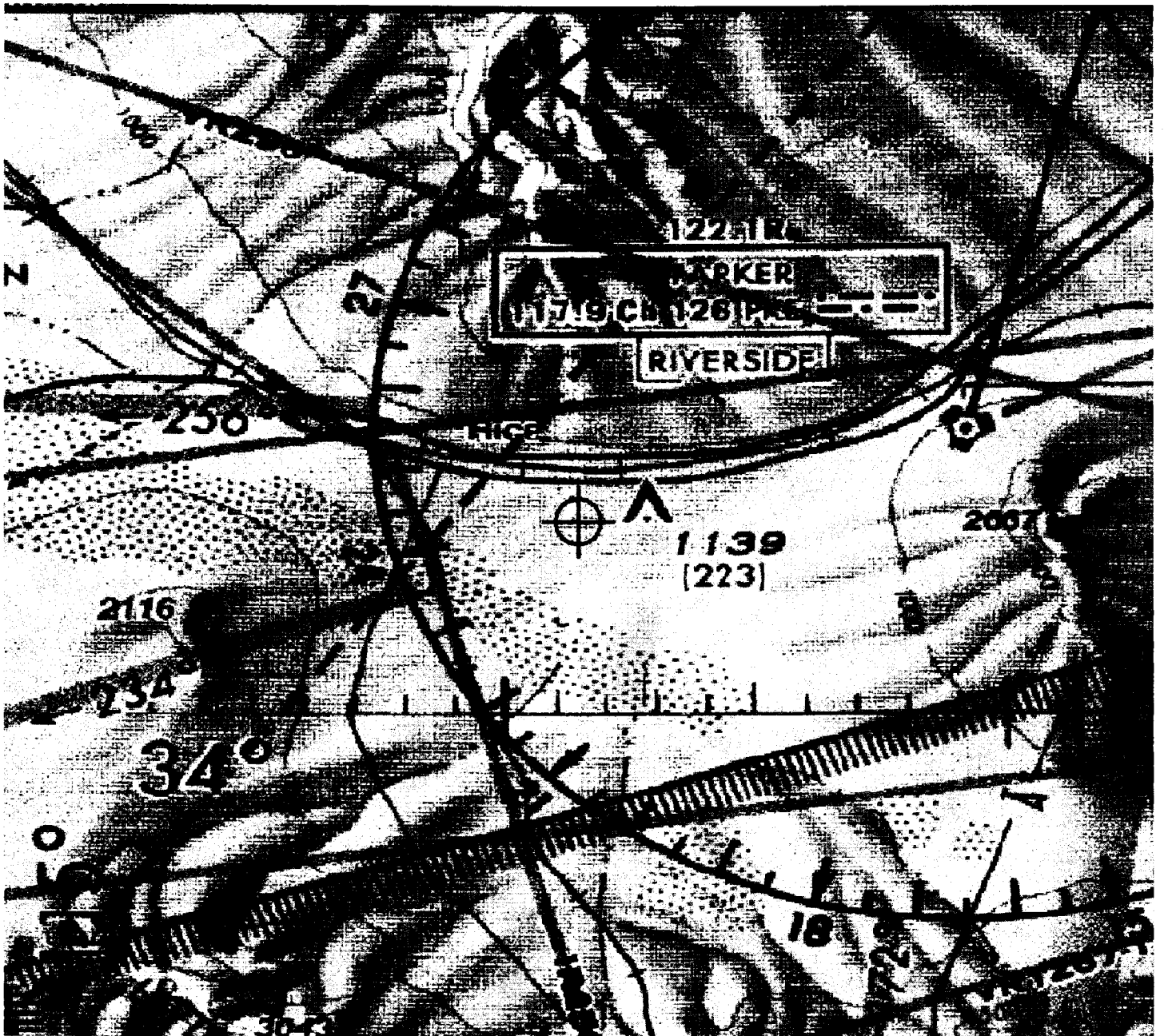
Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

This determination, issued in accordance with Part 77, concerns the effect of the proposal on the safe and efficient use of the navigable airspace by aircraft and does not relieve the sponsor of any compliance responsibilities relating to laws, ordinances, or regulations of any Federal, state, or local governmental bodies.

Determinations, which are issued in accordance with Part 77, do not supersede or override any state, county, or local laws, aviation easements, or ordinances, or local zoning maximum heights.



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Subject: CHANGE 2 TO OBSTRUCTION
MARKING AND LIGHTING

Date: 2/1/07

AC No.: 70/7460-1K

Initiated by: AJR-33

Change: 2

1. PURPOSE. This change amends the Federal Aviation Administration's standards for marking and lighting structures to promote aviation safety. The change number and date of the change material are located at the top of the page.
2. EFFECTIVE DATE. This change is effective February 1, 2007.
3. EXPLANATION OF CHANGES.
 - a. Table of Contents. Change pages i through iii.
 - b. Page 1. Paragraph 1. **Reporting Requirements**. Incorporated the word "Title" in reference to the 14 Code of Federal Regulations (14 CFR part 77). FAA Regional Air Traffic Division office to read Obstruction Evaluation service (OES). FAA website to read <http://oeaaa.faa.gov>.
 - c. Page 1. Paragraph 4. **Supplemental Notice Requirement** (subpart b). FAA Regional Air Traffic Division office to read OES.
 - d. Page 1. Paragraph 5. **Modifications and Deviations** (subpart a). FAA Regional Air Traffic Division office to read OES.
 - e. Page 1. Paragraph 5. **Modifications and Deviations** (subpart c). FAA Regional office to read OES.
 - f. Page 2. Paragraph 5. **Modifications and Deviations** (subpart d). Removed period to create one sentence.
 - g. Page 2. Paragraph 7. **Metric Units**. And to read however.
 - h. Page 3. Paragraph 23. **Light Failure Notification** (subpart b). Nearest to read appropriate. FAA's website to read web. Website www.faa.gov/ats/ata/ata400 to read <http://www.afss.com>.
 - i. Page 4. Paragraph 24. **Notification of Restoration**. Removed AFSS.
 - j. Page 5. Paragraph 32. **Paint Standards**. Removed a comma after "Since".
 - k. Page 5. Paragraph 33. **Paint Patterns** (subpart d. **Alternate Bands**). Removed number 6. Number 7 to read number 6.
 - l. Page 9. Paragraph 41. **Standards**. TASC to read OTS. SVC-121.23 to read M-30.

- m. Page 14. Paragraph 55. **Wind Turbine Structures**. Removed. The paragraph numbers that follow have been changed accordingly.
- n. Page 18. Paragraph 65. **Wind Turbine Structures**. Removed. The paragraph numbers that follow have been changed accordingly.
- o. Page 20. Paragraph 77. **Radio and Television Towers and Similar Skeletal Structures**. Excluding to read including.
- p. Page 23. Paragraph 85. **Wind Turbine Structures**. Removed. The paragraph number that follows has been changed accordingly.
- q. Page 33-34. Chapter 13. **Marking and Lighting Wind Turbine Farms**. Added.
- r. Page A1-3. Appendix 1. Verbiage removed under first structure.



Nancy B. Kalinowski

Director, System Operations Airspace and Aeronautical Information Management

CHAPTER 1. ADMINISTRATIVE AND GENERAL PROCEDURES

1. REPORTING REQUIREMENTS

A sponsor proposing any type of construction or alteration of a structure that may affect the National Airspace System (NAS) is required under the provisions of Title 14 Code of Federal Regulations (14 CFR part 77) to notify the FAA by completing the Notice of Proposed Construction or Alteration form (FAA Form 7460-1). The form should be sent to the Obstruction Evaluation service (OES). Copies of FAA Form 7460-1 may be obtained from OES, Airports District Office or FAA Website at <http://ocaaa.faa.gov>.

2. PRECONSTRUCTION NOTICE

The notice must be submitted:

a. At least 30 days prior to the date of proposed construction or alteration is to begin.

b. On or before the date an application for a construction permit is filed with the Federal Communications Commission (FCC). (The FCC advises its applicants to file with the FAA well in advance of the 30-day period in order to expedite FCC processing.)

3. FAA ACKNOWLEDGEMENT

The FAA will acknowledge, in writing, receipt of each FAA Form 7460-1 notice received.

4. SUPPLEMENTAL NOTICE REQUIREMENT

a. If required, the FAA will include a FAA Form 7460-2, Notice of Actual Construction or Alteration, with a determination.

b. FAA Form 7460-2 Part 1 is to be completed and sent to the FAA at least 48 hours prior to starting the actual construction or alteration of a structure. Additionally, Part 2 shall be submitted no later than 5 days after the structure has reached its greatest height. The form should be sent to the OES.

c. In addition, supplemental notice shall be submitted upon abandonment of construction.

d. Letters are acceptable in cases where the construction/alteration is temporary or a proposal is abandoned. This notification process is designed to permit the FAA the necessary time to change affected procedures and/or minimum flight altitudes, and to otherwise alert airmen of the structure's presence.

Note-
NOTIFICATION AS REQUIRED IN THE DETERMINATION IS
CRITICAL TO AVIATION SAFETY.

5. MODIFICATIONS AND DEVIATIONS

a. Requests for modification or deviation from the standards outlined in this AC must be submitted to the OES. The sponsor is responsible for adhering to approved marking and/or lighting limitations, and/or recommendations given, and should notify the FAA and FCC (for those structures regulated by the FCC) prior to removal of marking and/or lighting. A request received after a determination is issued may require a new study and could result in a new determination.

b. *Modifications.* Modifications will be based on whether or not they impact aviation safety. Examples of modifications that may be considered:

1. *Marking and/or Lighting Only a Portion of an Object.* The object may be so located with respect to other objects or terrain that only a portion of it needs to be marked or lighted.

2. *No Marking and/or Lighting.* The object may be so located with respect to other objects or terrain, removed from the general flow of air traffic, or may be so conspicuous by its shape, size, or color that marking or lighting would serve no useful purpose.

3. *Voluntary Marking and/or Lighting.* The object may be so located with respect to other objects or terrain that the sponsor feels increased conspicuity would better serve aviation safety. Sponsors who desire to voluntarily mark and/or light their structure should request the proper marking and/or lighting from the FAA to ensure no aviation safety issues are impacted.

4. *Marking or Lighting an Object in Accordance with the Standards for an Object of Greater Height or Size.* The object may present such an extraordinary hazard potential that higher standards may be recommended for increased conspicuity to ensure the safety to air navigation.

c. *Deviations.* The OES conducts an aeronautical study of the proposed deviation(s) and forwards its recommendation to FAA headquarters in Washington, DC, for final approval. Examples of deviations that may be considered:

1. Colors of objects.
2. Dimensions of color bands or rectangles.
3. Colors/types of lights.
4. Basic signals and intensity of lighting.

5. Night/day lighting combinations.

6. Flash rate.

d. The FAA strongly recommends that owners become familiar with the different types of lighting systems and to specifically request the type of lighting system desired when submitting FAA Form 7460-1. (This request should be noted in "item 2.D" of the FAA form.) Information on these systems can be found in Chapter 12, Table 4 of this AC. While the FAA will make every effort to accommodate the structure sponsor's request, sponsors should also request information from system manufacturers in order to determine which system best meets their needs based on purpose, installation, and maintenance costs.

6. ADDITIONAL NOTIFICATION

Sponsors are reminded that any change to the submitted information on which the FAA has based its determination, including modification, deviation or optional upgrade to white lighting on structures which are regulated by the FCC, must also be filed with the FCC prior to making the change for proper

authorization and annotations of obstruction marking and lighting. These structures will be subject to inspection and enforcement of marking and lighting requirements by the FCC. FCC Forms and Bulletins can be obtained from the FCC's National Call Center at 1-888-CALL-FCC (1-888-225-5322). Upon completion of the actual change, notify the Aeronautical Charting office at:

NOAA/NOS
Aeronautical Charting Division
Station 5601, N/ACC113
1305 East-West Highway
Silver Spring, MD 20910-3233

7. METRIC UNITS

To promote an orderly transition to metric units, sponsors should include both English and metric (SI units) dimensions. The metric conversions may not be exact equivalents, however, until there is an official changeover to the metric system, the English dimensions will govern.

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