

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

Raymond M. Juárez III  
Printed Name

November 10, 2010  
Date

For Carolyn Syms Luna, Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Riverside County Scenic Highways", Palo Verde Area Plan (Scenic Highways), Department of Transportation California Scenic Highways Program.

### Findings of Fact:

- a) The proposed Project site is located approximately 0.75 miles north of Interstate 10 (I-10). The Riverside County General Plan and Palo Verde Area Plan indicate that I-10 has been nominated for County Scenic Highway status and currently has status as an Eligible County Scenic Highway. However, the California Department of Transportation California Scenic Highways Program does not designate this segment of I-10 as eligible or as an official Scenic Highway.

There are several buildings and other development between I-10 and the project site. The low profile of the PV project, the distance from the highway, and the intervening development would result in minimal visibility from the I-10 corridor. Therefore the Project will have a less than significant impact on a scenic highway corridor.

- b) Development of the proposed action would result in the removal of very sparse non-native and native vegetation from the site and the installation of acres of photovoltaic panels. The Project site is relatively flat and the PV panels have a low profile with the highest point on the panels being less than 8 feet. The chain-link fence around the site will be made of galvanized, non-reflective materials with 3-strand barbed wire on top and will be only 8-feet tall.

The Site and the area immediately surrounding it are almost completely flat. Both the solar panels and fence would create a horizontal line on the landscape that would mimic the lines of the horizon and at distance would not be readily perceptible because it would be low to the ground surface. The only direction from the Site where a large number of potential viewers would be located is south where Hobson Way and I-10 are located. Most areas south and east of the Site along these two roads are considerably lower than the Site making the Project not visible

from these locations. Locations along these roads southwest of the Site would have intervening facilities at the airport and along Hobson Way blocking potential views of the Site. As a result, the solar field would not be readily visible by large amounts of viewers from any direction from the site.

In addition, power will be delivered via a 33 kV gen-tie line from the site approximately 3,200 feet due south paralleling the western side of Butch Avenue and tie into the existing 33kV Southern California Edison line that runs parallel to Hobson Way. The line will be undergrounded approximately 1,500 feet as required by the Airport Land Use Commission, and then come above ground mounted on 19-foot poles to the point of tie in for Phase I. Phases II thru V will require complete undergrounding of two additional 33 kV gen-tie lines along Butch Avenue adjacent to the Phase I line. The point of tie in has not been determined for Phases II thru V at this time. In the event that the Phase II thru V gen-tie lines extend beyond the scope of review conducted up to Hobson Way, then additional environmental review will be required.

Figure A-9 in Appendix A shows the location and extent of the many existing transmission lines, power plants and substations that occur in the area. Many of these are high voltage lines (161 or 230 kV) that have structures between 85 – 100 feet tall. Given the scale of the proposed poles and transmission line, and the existence of other transmission lines that are equal scale or larger scale than the proposed line, the proposed installation of a transmission line supported on 8 or 9 power poles would not cause any significant adverse aesthetic impacts. The proposed poles and transmission line would be consistent with the existing distribution lines/poles that it would connect to and would be smaller in scale than other existing higher voltage lines that occur in the area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is required.

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## 2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐☐☐☒

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

### Findings of Fact:

a) The proposed photovoltaic facility is over 100 miles from the Mt. Palomar Observatory. Therefore the project would not impact or interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is required.

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## 3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The Project could potentially use nighttime lighting during construction but would be limited and temporary. During operation, nighttime lighting would be restricted to security lighting purposes around the site entrance and would not result in substantial light released from the site. During daytime, the PV panels would not result in substantial glare. PV panels are designed to absorb as much light as possible as they convert sunlight directly to energy – the more efficiently they absorb light, the more efficiently they generate electrical energy. Therefore, they are made with low-glare materials. This attribute makes PV solar compatible with airport installations such as proposed because they would not create visual problems for aircraft and pilots. PV solar projects have been and are being developed at several US and international airports. Therefore, with the implementation of Condition of Approval 10.PLANNING.14, light and glare impacts will be less than significant.
- b) There are a few scattered residences in the project area and a residential development just over a mile southwest of the project site. Nighttime lighting would be restricted to temporary lighting during construction and shielded security lighting only at the site entrance during operation. Therefore the proposed photovoltaic facility will not have a significant impact on residential structures or expose them to unacceptable light levels.

Mitigation: All proposed exterior lighting shall be (1) directed downward; (2) directed in a manner that prevents light pools from extending beyond the site boundary; and (3) shielded to prevent light from escaping vertically into the night sky. Reference Condition of Approval 10.PLANNING.14

Monitoring: Monitoring shall be provided by the Riverside County Planning Department and Department of Building and Safety.

**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed photovoltaic facility will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, and therefore will have no impact.
- b) The proposed photovoltaic facility will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps), and therefore will have no impact.
- c) The proposed photovoltaic facility would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"), and therefore will have no impact.
- d) The proposed photovoltaic facility will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, and therefore will have no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

☐ ☐ ☐ ☒

b) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) There are no forest lands in the project area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1-mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** Air quality is regulated by federal, state, and local laws. In addition to rules and standards contained in the federal Clean Air Act and the California Clean Air Act, air quality in the project area is subject to the rules and regulations established by the California Air Resources Board (CARB) and the Mojave Desert Air Quality Management District (MDAQMD) with oversight provided by the United States Environmental Protection Agency (EPA), Region IX.

The Federal Clean Air Act (CAA) requires all air quality planning regions in the country to be designated according to the National Ambient Air Quality Standards (NAAQS) for criteria air pollutants, (i.e., pollutants causing human health impacts due to their release from numerous sources), and to achieve those standards by specific mandated dates. If air pollutant concentrations in these regions do not exceed the NAAQS, they are designated attainment areas. If such concentrations do exceed the NAAQS they are designated nonattainment areas. The following criteria pollutants have been identified as having NAAQS: ozone (O<sub>3</sub>), coarse particulate matter with an aerodynamic diameter less than or equal to 10 micrometers (PM<sub>10</sub>), fine particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometers (PM<sub>2.5</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead (Pb). NAAQS for these pollutants are shown in Table 3-1. The CAA also mandates that each state submit and implement a State Implementation Plan (SIP) to demonstrate how the NAAQS will be attained and maintained.

As noted above, the CAA requires all air quality planning regions to be formally designated as attainment or nonattainment. Under the CAA, nonattainment designations for O<sub>3</sub> are further categorized into five levels of severity: (1) marginal, (2) moderate, (3) serious, (4) severe, and (5) extreme, and nonattainment designations for PM<sub>10</sub> are categorized into two levels of severity: (1) moderate and (2) serious. According to National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), the MDAB is designated as a nonattainment area for ozone (O<sub>3</sub>) and particulate matter smaller than 10 micrometers (PM<sub>10</sub>).

a-b) The MDAQMD has adopted a Federal 8-Hour Ozone Attainment Plan (June 9, 2008), State and Federal 2004 Ozone Attainment Plan, and Federal Particulate Matter (PM<sub>10</sub>) Attainment Plan (July 31, 1995) applicable to the project area. Based on the District's Ozone Attainment Plan (2004), prevailing winds from the Los Angeles Basin and the San Joaquin Valley transport ozone and ozone precursors from both regions into and through the MDAB during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the summer ozone season. These transport couplings have been officially recognized by CARB (CARB, 2001). Local MDAQMD emissions contribute to exceedances of both the NAAQS and CAAQS for ozone, but the MDAB would be in attainment of both standards without the influence of this transported air pollution from upwind regions. The proposed project would not conflict with the MDAB's attainment plans and would not otherwise restrict or hinder the implementation of such plans. Conversely, by providing a zero-emissions energy source and reducing the region's dependency on fossil fuel combustion for energy, the proposed project could aid the MDAB in achieving attainment of the NAAQS and CAAQS.

**Table 3-1**  
**National Ambient Air Quality Standards**

Pollutant	Averaging Time	NAAQS <sup>1</sup>	
		Primary	Secondary
Ozone (O <sub>3</sub> )	8-Hour	0.075 ppm <sup>2</sup> (147 µg/m <sup>3</sup> ) <sup>3</sup>	Same as Primary
Carbon Monoxide (CO)	8-Hour	9 ppm (10 mg/m <sup>3</sup> ) <sup>4</sup>	N/A <sup>5</sup>
	1-Hour	35 ppm (40 mg/m <sup>3</sup> )	N/A
Nitrogen Dioxide (NO <sub>2</sub> )	Annual	0.053 ppm (100 µg/m <sup>3</sup> )	Same as Primary
Sulfur Dioxide (SO <sub>2</sub> )	Annual	0.03 ppm (80 µg/m <sup>3</sup> )	N/A
	24-Hour	0.14 ppm (365 µg/m <sup>3</sup> )	N/A
	3-Hour	N/A	0.5 ppm (1300 µg/m <sup>3</sup> )
Respirable Particulate Matter (PM <sub>10</sub> )	24-Hour	150 µg/m <sup>3</sup>	Same as Primary
Fine Particulate Matter (PM <sub>2.5</sub> )	Annual	15.0 µg/m <sup>3</sup>	Same as Primary
	24-Hour	35 µg/m <sup>3</sup>	Same as Primary
Lead (Pb)	Quarterly	1.5 µg/m <sup>3</sup>	Same as Primary

<sup>1</sup> NAAQS = National Ambient Air Quality Standards

<sup>2</sup> ppm = parts per million (by volume)

<sup>3</sup> µg/m<sup>3</sup> = micrograms per cubic meter

<sup>4</sup> mg/m<sup>3</sup> = milligrams per cubic meter

<sup>5</sup> N/A = Not applicable

Source: CDM, 2008.

During operation, the Project is expected to be subject to compliance with Riverside County Ordinance No. 484 and MDAQMD Rules 401 (Visible Emissions), 402 (Nuisance), 403 (Fugitive Dust), 406 (Specific Contaminants), 409 (Combustion Contaminants), 431 (Sulfur Content of Fuels), and 474 (Fuel Burning Equipment). Additionally, a MDAQMD Permit to Operate would only be applicable to the Project in the event that an emergency generator with a capacity greater than 50 brake-horsepower is used.

No air emissions other than those from the tailpipe emissions associated with employees and potentially from water trucks accessing the site would be expected during operations of the project after the site is stabilized. Only two to five vehicle trips per day would be expected for worker access. Water trucks would be expected to access the site for panel

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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washing up to twice a year with up to 20 truck trips per washing event spread over multiple days. Emissions during operation and construction will remain well below the MDAQMD CEQA thresholds and Federal Conformity Guidelines.

There are no residences or other sensitive receptors near the Project site and the Project would emit relatively small amounts of air emissions during construction and almost none during operation. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations.

- c) The Riverside County portion of the Mojave Desert Air Basin (MDAB) is designated as non-attainment for the state ozone and PM10 standards. Since the proposed Project does not conflict with any land use designations, it is in conformance with the Air Quality Management Plan (AQMP), and the Project's short-term and long-term emissions do not exceed the MDAQMD established thresholds of significance; the Project's net increase in criteria pollutant emissions for which the Project region is non-attainment is not cumulatively considerable.
- d) The proposed unmanned photovoltaic facility will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions. The impacts to air quality will be minimal during day to day operations. Impacts during grading and construction activities have been mitigation with standard conditions of approval the county issues for all projects. Impacts are anticipated to be less than significant.
- e) The proposed unmanned photovoltaic facility will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter as there will be no on site employees. There will be no impact.
- f) The proposed unmanned photovoltaic facility will not create objectionable odors affecting a substantial number of people; therefore, no impact is anticipated.

**Mitigation:**

Reference Conditional of Approval 10.PLANNING.57

At a minimum, the following dust control measures shall be implemented during construction:

- All active areas (including haul roads) shall be watered as needed to minimize fugitive dust production in conformance with applicable regulations.
- Vehicles onsite shall not travel at speeds greater than 15 miles per hour.

**Monitoring:** Monitoring is provided by the Department of Building and Safety-Grading Division.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Biological survey of the Site, California Natural Diversity Data Base (CNDDDB), Special-status species identified through agency contacts with USFWS and CDFG in earlier studies Blythe Energy Project (1999) and Blythe Energy Project II (2005)

#### Findings of Fact:

- a) The proposed project does not lie within any lands affected by an adopted Habitat Conservation Plan (HCP), Natural Conservation Community Plan (NCCP), or other approved local, regional or state conservation plan. As a result, the proposed project will not result in any conflicts with an adopted HCP/NCCP.
- b-c) Potential for the occurrence of sensitive species was identified by contacting the USFWS and CDFG and the California Natural Diversity Data Base (CNDDDB). Existing records on special-status species occurring in the project survey area were also collected. Tables 7-1 and 7-2 below identify the federally and state listed species with the potential to occur in the general area and their likelihood to occur onsite.

Field surveys of the Project Site and surrounding areas were conducted to evaluate habitat and the occurrence of listed species on the Site. Prior to conducting fieldwork, aspects such as ecology and habitat requirements of various species were reviewed. Habitat conditions and wildlife observations on and around the Project Site were recorded and information including habitat requirements, known occurrences, and habitat types, was used to evaluate the potential effects of Project implementation on biological resources within the vicinity of the Project.

During the survey, species sign (e.g., individuals, dens, burrows, scat, tracks, pellets, skeletal remains) was recorded. The survey area was described relative to: topography; drainage type; soils; substrate; aspect-dominant, common and occasional plant species; plant cover; and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anthropogenic disturbances. All plant communities were described in detail and mapped; densities were estimated visually (Figure A-8 in Appendix A).

In the absence of definitive species sign, species presence was assumed wherever suitable habitat existed and the relevant habitat was rated as to its quality.

Development of the proposed action would result in the removal of the existing sparse vegetation and habitats from the site. In addition, a short transmission line would be built to interconnect the project to the regional electrical system.

The 829-acre Site is nearly flat with a slope <1 % and the elevation ranges from 389 to 398 feet. The soil is soft sand with an approximately 60% fine-gravely substrate and almost the entire site is abandoned agriculture (pivot circles) and old runways. These areas have been fallow for a significant period of time and sparse creosote bush (*Larrea tridentata*), galleta grass (*Pleuraphis rigida*), and brittle bush (*Encelia farinosa*) have begun to reestablish. Sahara mustard (*Brassica tournefortii*) is the dominant herbaceous species. Shrub cover in the crop circles is estimated at less than 1 percent. Approximately 753 acres of the Project Site occur within this vegetation type. Average shrub cover on the entire site is estimated at less than 5 percent.

There are seven small areas between and adjacent to pivot circles which support disturbed but uncultivated vegetation. These areas account for approximately 76 acres of the site. Four of these patches occur on the perimeter of the site (perimeter patches) and three occur on the interior (interior patches). The vegetation community in these areas is low diversity Sonoran Creosote Bush Scrub (after Holland 1986). Aspect-dominant shrub species are creosote bush, salt bush (*Atriplex polycarpa*), and white bursage (*Ambrosia dumosa*); Sahara mustard is the dominant herbaceous species, although a small amount of galleta grass is present in areas with the loosest sand. Shrub cover was estimated visually at approximately less than 10 percent.

The four perimeter patches provide varying but low quality wildlife habitat due to existing and past disturbances. The interior patches are highly disturbed, surrounded by crop circles and abandoned runways / taxiways. They are isolated and provide little to no habitat value.

On a larger scale, the Project site is surrounded by other disturbed areas including the airport, a power plant, transmission lines, and agricultural fields. The south and west boundaries directly adjoin the airport and agricultural fields. Essentially, the site is isolated from high quality habitat on all sides. Due to limited undisturbed natural habitats in the surrounding area, wildlife abundance is low and habitats are highly fragmented.

As shown on Tables 7-1 and 7-2, there is potential for the 14 special-status species listed below to occur in the areas if suitable habitat were present.

- Dwarf germander
- Glandular ditaxis
- Desert tortoise
- Bald Eagle
- Burrowing Owl
- California Horned Lark
- Ferruginous Hawk
- Golden Eagle
- LeConte's Thrasher
- Loggerhead Shrike
- Merlin
- Mountain Plover
- Prairie Falcon
- Short-eared Owl

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**Table 7-1**  
**Special-Status Plant Species Potentially Occurring in the Vicinity of**  
**Blythe Airport Solar I Project**

SPECIES	FEDERAL <sup>2</sup>	STATE <sup>2</sup>	CNPS <sup>2</sup>	HABITAT	LIKELIHOOD OF OCCURRENCE ON THE PROJECT SITE <sup>3</sup>
<b>Plants</b>					
Cove's Cassia ( <i>Senna covesii</i> )	SC	---	1B	Dry washes and slopes in Sonoran Desert Scrub, below 2000 ft.	Not possible - no habitat.
Crucifixion Thorn ( <i>Castela emoryi</i> )	---	---	2	Mojave and Sonoran Desert scrubs; typically associated with drainages	Not present. No individuals observed. No suitable drainage habitats on site.
Dwarf Germander ( <i>Teucrium cubense</i> ssp. <i>Depressum</i> )	---	---	2	Creosote flat/Desertscrub	Possible in undisturbed areas - occurs within 1 mile of the Project Site. No individuals observed.
Foxtail Cactus ( <i>Escobaria vivipera</i> var. <i>alversonii</i> )	SC	---	1B	Sandy to gravelly slopes between 250 and 4000 ft. in elevation	Not possible - no habitat.
Glandular Ditaxis ( <i>Ditaxis clariana</i> )	---	---	2	Sandy flats in Mojave and Sonoran Creosote Bush Scrub, below ~800 ft	Possible in undisturbed areas - not known to occur within 1 mile of the Project Site. No individuals observed.
Harwood's Milkvetch ( <i>Astragalus insularis</i> var. <i>harwoodii</i> )	---	---	2	Dunes and windblown sands below 1200 ft.	Not possible - no habitat.
Wiggins's Cholla ( <i>Opuntia wigginsii</i> )	C3b	---	3	Desert flats <1000 ft in elevation	Possible in undisturbed areas - not known to occur within 1 mile of the Project Site. N/A - Taxonomically invalid species.

1) See text for method of determination of those species potentially in project area.

2) Applicable Status codes are as follows:

Federal SC Species of Special Concern (species whose conservation status may be of concern to the USFWS, but have no official status [formerly C2 species])

Federal C3b Taxonomically invalid

CNPS: List 1A - Plants presumed extinct in California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- List 1B - Plants rare and endangered in California and elsewhere  
List 2 - Plants rare and endangered in California but more common elsewhere  
List 3 - Plants about which CNPS needs more information  
List 4 - Plants of limited distribution

(Note: CNPS lists 1 and 2 require CEQA consideration.)

3) Potential for occurrence is based on survey results and habitat assessments.

<b>Table 7-2</b> <b>Special-Status Animal Species Potentially Occurring in the Vicinity of</b> <b>Blythe Airport Solar I Project</b>				
SPECIES	FEDERAL <sup>2</sup>	STATE <sup>2</sup>	HABITAT	LIKELIHOOD OF OCCURRENCE ON THE PROJECT SITE <sup>3</sup>
<b>Amphibians</b>				
Couch's Spadefoot ( <i>Scaphiopus couchii</i> )	---	SC	Various arid communities in extreme southeastern California and east, south; requires areas that support temporary ponds for at least 8 days for breeding.	Not possible - no habitat.
<b>Reptiles</b>				
Chuckwalla ( <i>Sauromalus obesus</i> )	SC	---	Rock outcrops	Not possible - no habitat.
Desert Rosy Boa ( <i>Charina trivirgata gracia</i> )	SC	---	Rocky uplands and canyons; often near stream courses	Not possible - no habitat.
Desert Tortoise ( <i>Gopherus agassizii</i> )	T	T	Most desert habitats below approximately 5000 feet in elevation	Highly unlikely- poor habitat and highly disturbed. Extremely small, fragmented habitats both on the Project Site and surrounding the site
<b>Invertebrates</b>				
Cheeseweed Owlfly ( <i>Oliarces clara</i> )	SC	---	Creosote bush scrub in rocky areas	Not possible - no habitat due to lack of rocky areas.
Mojave Desert Blister Beetle ( <i>Lytta insperata</i> )	SC	---	Mojave Desert Scrub; appear to rely on flowering plants	Not possible due to the lack of sufficient flowering plants on the Project Site
California McCoy Snail ( <i>Eremarionata rowelli mccoiana</i> )	SC	---	Rocky sites in gullies of the McCoy and Big Maria mountains	Not possible - no habitat
<b>Birds</b>				
Arizona Bell's Vireo ( <i>Vireo bellii arizonae</i> )	---	E	Moist woodlands and mesquite bosques	Not possible - no habitat.



**Table 7-2**  
**Special-Status Animal Species Potentially Occurring in the Vicinity of**  
**Blythe Airport Solar I Project**

SPECIES	FEDERAL <sup>2</sup>	STATE <sup>2</sup>	HABITAT	LIKELIHOOD OF OCCURRENCE ON THE PROJECT SITE <sup>3</sup>
Bald Eagle ( <i>Haliaeetus leucocephalus</i> )	---	E	Nests on cliffs, pinnacles, and in tall trees and snags	Possible as transient only
Burrowing Owl ( <i>Athene cunicularia</i> )	SC	SC	Open, arid habitats	Possible – suitable habitat exists on the Project Site.
California Brown Pelican ( <i>Pelecanus occidentalis californicus</i> )	---	---	Open water, especially salt water	Not possible - no habitat.
California Horned Lark ( <i>Eremophila alpestris actia</i> )	---	SC	Open desert habitats	Possible
Ferruginous Hawk ( <i>Buteo regalis</i> )	SC	SC	Arid, open country	Possible winter transient only
Gila Woodpecker ( <i>Melanerpes uropygialis</i> )	---	E	Desert woodland habitats	Not possible - no habitat.
Gilded Northern Flicker ( <i>Colaptes chrysoides</i> )	---	E	Woodlands, including trees in small desert towns	Not possible - no habitat.
Golden Eagle ( <i>Aquila chrysaetos</i> )	---	SC Fully Protected	Open country; nests in large trees in open areas or cliffs	Possible forager; no local nesting habitat
LeConte's Thrasher ( <i>Toxostoma lecontei</i> )	---	SC	Mojave and Sonoran Desert Scrub	Possible, but habitat is marginal
Loggerhead Shrike ( <i>Lanius ludovicianus</i> )	SC	SC	Arid habitats with perches	Present – observed foraging during field reconnaissance but no nesting habitat on site.
Merlin ( <i>Falco columbarius</i> )	--	SC	Open country; nests in trees, cliffs, and on ground	Possible as winter transient only
Mountain Plover ( <i>Charadrius montanus</i> )	C	SC	Dry upland habitats, plains, bare fields	Possible as winter transient only
Northern Cardinal ( <i>Cardinalis cardinalis</i> )	---	SC	Woodland edges, stream thickets, suburban gardens; known from Parker Dam	Not possible - no habitat.
Prairie Falcon	---	SC	Dry, open country,	Possible forager; no local

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**Table 7-2**  
**Special-Status Animal Species Potentially Occurring in the Vicinity of**  
**Blythe Airport Solar I Project**

SPECIES	FEDERAL <sup>2</sup>	STATE <sup>2</sup>	HABITAT	LIKELIHOOD OF OCCURRENCE ON THE PROJECT SITE <sup>3</sup>
( <i>Falco mexicanus</i> )			including arid woodlands; nests in cliffs	nesting habitat
Short-eared Owl ( <i>Asio flammeus</i> )	---	SC	Open habitats: marshes, fields; nests on ground and roosts on ground, low poles	Possible as winter resident only
Western Snowy Plover ( <i>Charadrius alexandrinus nivosus</i> )	T	SC	Sandy or gravelly beaches	Not possible - no habitat.
Western Yellow-billed Cuckoo ( <i>Coccyzus americanus occidentalis</i> )	---	E	River thickets and woodlands; well-vegetated	Not possible - no habitat.
White-faced Ibis ( <i>Plegadis chihi</i> )	SC	SC	Freshwater marshes and flooded fields	Not possible - no habitat.
Yellow-breasted Chat ( <i>Icteria virens</i> )	---	SC	Dense streamside thickets, willows; brushy hillsides and canyons	Not possible - no habitat.
<b>Mammals</b>				
Cave Myotis ( <i>Myotis velifer</i> )	SC	SC	Caves and mines in lower desert scrub habitats	Not possible - no roosting habitat and poor foraging habitat on the Project Site.
California Leaf-nosed Bat ( <i>Macrotus californicus</i> )	SC	SC	Caves and mines	Not possible - no roosting habitat and poor foraging habitat on the Project Site.
Cave Myotis ( <i>Myotis velifer brevis</i> )	SC	SC	Desert habitats along the Colorado River	Not possible - no roosting habitat and poor foraging habitat on the Project Site.
Greater Western Mastiff Bat ( <i>Eumops perotis californicus</i> )	SC	SC	Steep, rocky canyons in Sonoran and Mojave Desert Scrub	Not possible - no roosting habitat on the Project Site.
Occult Little Brown Bat ( <i>Myotis lucifugus occultus</i> )	SC	SC	Caves, mines, tunnels, bridges, especially in woodland; feeds in trees	Not possible - no roosting habitat on the Project Site.
Pale Townsend's Big-eared Bat ( <i>Plecotus</i> )	SC	SC	Broad habitat associations. Roosts in caves and manmade	Not possible - no roosting or foraging habitat on the Project Site.

**Table 7-2**  
**Special-Status Animal Species Potentially Occurring in the Vicinity of**  
**Blythe Airport Solar I Project**

SPECIES	FEDERAL <sup>2</sup>	STATE <sup>2</sup>	HABITAT	LIKELIHOOD OF OCCURRENCE ON THE PROJECT SITE <sup>3</sup>
<i>townsendii</i> <i>pallidus</i> )			structures; feeds in trees	
Pallid Bat ( <i>Antrozous</i> <i>pallidus</i> )	---	SC	Several desert habitats including coniferous and non-coniferous forests, brushy terrain, rocky canyons, open farmland, and deserts where suitable roosts exist	Not possible – no roosting habitat and poor foraging habitat on the Project Site.
Spotted Bat ( <i>Euderma</i> <i>maculatum</i> )	SC	SC	Unclear, probably roosts in cliffs, forages in riparian sites	Not possible - no roosting or foraging habitat on the Project Site.
Yuma Myotis ( <i>Myotis</i> <i>yumanensis</i> )	SC	SC	Cliff crevices, caves and mines	Not possible - no roosting or foraging habitat on the Project Site.
Yuma Puma ( <i>Felis concolor</i> <i>browni</i> )	SC	SC	Colorado River bottomlands	Not possible - no habitat.

### Federally-listed Species

#### Plants

There are no federally-listed threatened or endangered plants with the potential to occur within the project area. Cove's cassia and foxtail cactus are federal species of concern; however, they have no official status and there is no suitable habitat for either in the project area.

#### Wildlife

There is one federally-listed threatened species, desert tortoise, with the potential to occur within the project area. Additionally, mountain plover is federally proposed threatened and is possible as a winter transient.

**Desert Tortoise (USFWS: Threatened; CDFG: Threatened)** - While tortoises have occurred north and northeast of the project site (CNDDDB records), none are expected to occur in the Project area because of the disturbed nature of the site. On the Project site, no tortoise sign was observed and no tortoise sign was observed on adjacent sites that were surveyed previously. The Project Site was formerly farmland and is now experiencing very sparse regrowth of white bursage, creosote bush, and scattered four-winged saltbush. Survey data for other projects in the surrounding area have also shown lower desert tortoise densities along the I-10 corridor. The combination of the low elevation, low shrub diversity, low ephemeral species production, presence of weedy species, lack of topographical relief and soil quality (gravelly sand) strongly suggest poor habitat quality for tortoises.

The habitat patches (Figure A-8 in Appendix A) have gravelly sand soils that are generally hard-packed. There are no hummocks, or raised areas, at the base of shrubs, where desert tortoise prefer to excavate burrows. Certain areas support friable soils, while others do not, and very few small mammal burrows were observed, indicating that soils are generally not friable. No suitable desert tortoise burrows or other sign were observed. In addition, these patches are also dominated by Sahara mustard, which is not a good food source for desert tortoise.

In addition to the degraded habitat quality, the area immediately surrounding the site is heavily disturbed by agriculture, industry, waste dumping and the airport, further decreasing habitat availability. No critical habitat for the desert tortoise exists on the project site. Based on the factors described above, impacts to desert tortoise are not expected. However, Conditions of Approval 60.EPD.2, 60.EPD.3, 60.EPD.4 will be implemented to ensure no effects from project implementation would occur.

**Mountain Plover (USFWS: Proposed Threatened; CDFG: Species of Concern)** - Mountain Plovers may occasionally forage on the Project Site during the winter but foraging habitat for this species is very low quality due to the disturbed nature of the site and the extremely low density of vegetation (prey habitat). No nesting habitat for this species is present on the Project Site. Foraging habitat quality is higher in undisturbed areas near the Project Site and also within active agricultural fields nearby; these areas are also much larger than the Project Site. The removal of low quality foraging habitat for this species is expected to result in a less than significant impact because this species likely currently forages in higher quality foraging habitats and would be able to forage in these areas during and after project construction.

## State-Listed Species

### Plants

There are no state-listed threatened or endangered plants with the potential to occur within the project area.

### Wildlife

There are two state-listed species, desert tortoise (threatened) and bald eagle (endangered), with the potential to occur within the Project area. Additionally, golden eagle is fully protected in the State of California and could forage on the Project site. Desert tortoise is discussed above in the Federally-listed Species Section.

**Bald Eagle (USFWS: Delisted; CDFG: Endangered) and Golden Eagle (USFWS: None; CDFG: Fully Protected)** - Bald Eagles and Golden Eagles may occasionally forage on the Project Site during certain times of the year. No nesting habitat for these species is present on the Project Site. Foraging habitat for these species is very low quality due to the disturbed nature of the site and the extremely low density of vegetation (prey habitat). Foraging habitat quality is higher in undisturbed areas near the Project Site and also within active agricultural fields nearby; these areas are also much larger than the Project Site. The removal of low quality foraging habitat for these species is expected to result in a less than significant impact because these species likely currently forage in higher quality foraging habitats and would be able to forage in these areas during and after project construction.

### CNPS Species

There are two CNPS List 2 plant species with the potential to occur within the project area, including dwarf germander and glandular ditaxis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Dwarf Germander (USFWS: None; CDFG: None; CNPS: List 2)** - The occurrence of this species in the CNDDDB database appears to be a remnant because its location is in existing agricultural fields. The habitat patches throughout the site are not expected to support this species because of their small size, duration of isolation and current level of disturbance. Removal of these habitat patches would not likely affect long-term population viability, because they are small. It is not likely that these small areas support a significant population, and long-term persistence is not unlikely given their small size. Perimeter patch 2 has marginal habitat for this species and will be avoided until surveys can be completed in the appropriate season (March to May) so that presence/absence can be confirmed prior to construction.

**Glandular Ditaxis (USFWS: None; CDFG: None; CNPS: List 2)** - Sandy soils required by this species are not present on the site. There is no suitable habitat for this species.

The remaining potential special status plant species may be found near the Project Site, but there is no suitable habitat for these species onsite. To ensure the proposed project would not impact the dwarf germander, glandular ditaxis, or any other special-status plant, Condition of Approval 60.EPD.5 will be implemented. The potential impacts to these species will be reduced to a less than significant level with the incorporation of the Condition of Approval 60.EPD.5.

**California Wildlife Species of Special Concern**

There are nine species of special concern with the potential to occur within the project area, including Burrowing Owl, California Horned Lark, Ferruginous Hawk, LeConte's Thrasher, Loggerhead Shrike, Merlin, Mountain Plover, Prairie Falcon, and Short-eared Owl.

**Burrowing Owl (USFWS: Species of Special Concern; CDFG: Species of Special Concern)** - Habitat for this species exists on the site along the berms near some of the pivot circles, although no individuals or sign were observed during either the site reconnaissance survey or the habitat assessment. Burrowing owls do not currently occupy the site. All suitable burrows were surveyed for owls and sign, and no burrowing owl individuals or sign were observed. However, burrowing owls could move onto the site and disturbance to nesting activities could occur. Due to the chance for burrowing owl to move onto the site, Condition of Approval 60.EPD.1 will be implemented. The potential impacts to this species will be reduced to a less than significant level with the incorporation of Condition of Approval 60.EPD.1.

Ferruginous Hawk, Loggerhead Shrike, Merlin, Prairie Falcon, and Short-eared Owl may occasionally forage on the Project Site during certain times of the year. No nesting habitat for these species is present on the Project Site. Foraging habitat for these species is low quality on the Project Site due to the disturbed nature of the site and the extremely low density of vegetation (prey habitat). Foraging habitat quality is higher in undisturbed areas near the Project Site and also within active agricultural fields nearby; these areas are also much larger than the Project Site. The removal of low quality foraging habitat for these species is expected to result in a less than significant impact because these species likely currently forage in higher quality foraging habitats and would be able to forage in these areas during and after project construction.

Small patches of suitable habitat for the California Horned Lark and LeConte's Thrasher exist on the Project Site. Due to the potential for these species to occur onsite, Condition of Approval 60.EPD.6 will be implemented. The potential impacts to this species will be reduced to a less than significant level with the incorporation of the Condition of Approval 60.EPD.6.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The remaining potential special status wildlife species may be found near the Project Site, but there is no habitat onsite and impacts to these species would be less than significant.

- d) The Project will not interfere with the movement of any native resident or migratory wildlife species or with established corridors. The ability of wildlife to move from one tract of habitat to another increases the value of the habitat. Habitats with wildlife movement opportunities allow for population dispersal and seasonal migration, and increase the area for home range activities. Wildlife movement opportunities are often called wildlife corridors. The Project Site lies adjacent to the Blythe Airport, Interstate 10, and the other energy projects and the Site itself is almost entirely disturbed. Based on these factors, the Site is not a wildlife corridor, and development of the Project would not impact wildlife movement or dispersal.
- e) The proposed project site does not have any riparian habitat and will not have a substantial effect on other sensitive natural communities identified in local or regional plans; therefore, impacts will be less than significant.
- f) There are no waters of the US or federally protected wetlands as defined by Section 404 on the site; therefore, there will be no impact.
- g) There are no native wildlife nursery sites in the area and the Project will not conflict with any local policies or ordinances protecting biological resources, as none exist that would govern biological resources onsite.

#### Mitigation:

Prior to the issuance of grading and/or building permits, the following mitigation shall be satisfied:

Condition of Approval 60.EPD.5 and 80.EPD.5 - Due to the presence of potential habitat for dwarf germander, glandular ditaxis, and Wiggin's cholla, a rare plant survey would be conducted during the appropriate season for these three species. Monitoring by a qualified biologist would also occur during initial clearing activities. If any of the aforementioned species are encountered, avoidance, transplant, or replacement measures will occur. If any of these plants are eliminated or transplanted, the California Department of Fish and Game will be notified. If any of these plants are to be transplanted, they will be planted in a suitable location under the supervision of a qualified biologist. Temporary irrigation will be provided to transplanted plants until such time that they are able to survive on their own.

Condition of Approval 60.EPD.2, 60.EPD.3, 60.EPD.4, 80.EPD.2, 80.EPD.3 and 80.EPD.4 mitigate impacts to Desert Tortoise.

Appropriate mitigation for desert tortoise will include:

- 1) The site will be fenced with temporary exclusionary fencing prior to construction.
- 2) Pre-construction clearance surveys will be conducted.
- 3) If tortoises are found, the project shall be halted and the applicant will consult with CDFG and USFWS.
- 4) Once the site is determined to be clear of desert tortoise, a permanent exclusionary fence will be constructed for the entire site, within the boundary of the existing temporary fence.
- 5) Once the permanent fence is completed, the temporary fence will be removed.

Condition of Approval 60.EPD.1 and 80.EPD.1 mitigates impacts to Burrowing Owls - A pre-construction survey for burrowing owls will be conducted on the Project Site by a qualified biologist within 45 (forty-five) days prior to commencing construction. The survey methodology shall follow the California Department of Fish and Game's "Staff Report on Burrowing Owl Mitigation" dated October

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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17, 1995 and the Burrowing Owl Consortium's "Survey Protocol & Mitigation Guidelines". The methodology and results of the survey shall be documented in a report. If burrowing owls are found onsite, grading and/or construction activities shall not commence until the California Department of Fish and Game has reviewed and approved a burrowing owl mitigation plan. Said burrowing owl mitigation plan shall include provisions for exclusionary trapping and burrow protection. Should burrowing owls be present and nesting on the proposed Project Site, this impact is mitigable by avoidance of nests by a 250-foot buffer (CDFG 1995).

Condition of Approval 60.EPD.6 and 80.EPD.6 will mitigate potential impacts to nesting birds. The proposed project has the potential to impact nesting birds through grading and other construction related activities. Ground and vegetation disturbing activities shall take place outside of the recognized nesting season, if practical. The nesting season typically occurs between early February and August, but can vary slightly from year to year. If ground disturbing and vegetation disturbing activities must occur within the recognized nesting season, then nesting bird surveys will be performed starting within one week of commencing construction and weekly thereafter throughout the nesting season to identify any nests that may be impacted by construction activities. If any active nests are located within the proposed disturbance area or within 100 feet of ground disturbing activities, a 100 feet buffer area will be flagged around the nest (500 feet from any active raptor nest) and no activity will be allowed in the buffer area until nesting is completed as verified by the project biologist. Periodic monitoring by a biologist will be performed to determine when nesting is complete.

Monitoring: The Planning (Environmental Programs Division) and Building & Safety Department will conduct monitoring.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Field surveys, Blythe Airport Master Plan (2000), Blythe Energy Project (1999), Blythe Energy Project II (2005), Riverside County General Plan (Historic Resources), Archaeological Investigation prepared by KP Environmental, dated September 30, 2010 (PD-A-4665)

#### Findings of Fact:

- a-b) The proposed project could affect the remnants of the Blythe Airfield. While the Blythe Airfield contributed to local history, there are no standing structures to impact or preserve. However, potential historic artifacts may be found during construction. With the implementation of the following mitigation measures, impacts to historic sites or the significance of historic sites will be mitigated to less than significant.

#### Mitigation:

To mitigate impacts to a historic site and reduce potential to substantially change the significance of a historical resource, the following mitigation has been applied:

Condition of Approval 10.PLANNING.2, requires that the developer/permit holder or any successor in interest comply with the following for the life of this project: 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. In the event cultural resources are discovered: 1) ground disturbance within 100 feet of the site shall be halted; 2) a meeting shall be held to discuss the significance of the find; and, 3) further ground disturbance shall not resume within the area of discovery until an agreement has been reached by all parties.

Condition of Approval 60.PLANNING.1 requires that prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a County certified Archaeologist, to be assisted by an Historic Archaeologist or Historian, as needed, who has a current signed MOU with the County for professional services. 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, debris removals, 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, treatment, or potential recovery of cultural/historic resources in coordination with the designated special interest monitor and any designated tribal monitor(s).

Condition of Approval 60.PLANNING.2 requires that special interest monitoring and curation be required for any subsurface or surface collected artifacts pertaining to sites and features associated with the World War II Desert Training Center - Blythe Army Air Base (BAAB). The BAAB site has been determined to be eligible for listing on the National Register of Historic Places as well as the California Register. Prior to the issuance of any grading or building permits, the developer/permit holder shall enter into a written agreement to retain a monitor(s) designated by the General Patton Memorial Museum. At the Museum's discretion, there shall be one special interest monitor per array phase heading where soil disturbance occurs. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of historic resources which may include curation at the General Patton Memorial Museum.

Condition of Approval 60.PLANNING.4 requires that prior to issuance of any grading permits, the developer / permit holder shall submit for approval to the County Archaeologist and the County Historic Preservation Officer (CHPO) a copy of a Cultural Resources Monitoring and Mitigation Plan (CRMMP) that addresses the details of all activities that must be completed in order to reduce the impacts to cultural and historic resources to a level that is less than significant.

Condition of Approval 60.PLANNING.6 requires that prior to issuance of a grading permit, the Applicant/Permit Holder shall submit to the County Archaeologist, a completely executed agreement between the Applicant/Permit Holder and the General Patton Memorial Museum, in Chiriaco Summit, California, that includes but is not limited to, provisions for temporary curtion storage and related maintenance fees, access to qualified researchers, long term permanent curation requirements, with a public interpretive component for the preservation and presentation of the history of the Blythe Army Air Base and its role as part of the World War II Desert Training Center.

Condition of Approval 90.PLANNING.1 requires that prior to final inspection of the first building permit for each solar array phase of work, the developer/permit holder submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's current requirements for such reports. The report shall document all field and analytical activities for recovered cultural or historic resources and the findings. The report shall serve as a chain-of-title inventory for curation and/or repatriation purposes, and as a record of mitigation implementation and results under the California Environmental Quality Act and any applicable federal requirements. 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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

**Monitoring:** The Planning and Building & Safety Departments will conduct monitoring.

## 9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Field surveys, Blythe Airport Master Plan (2000), Blythe Energy Project (1999), Blythe Energy Project II (2005), Riverside County General Plan (Historic Resources), Archaeological Investigation prepared by KP Environmental, dated September 30, 2010 (PD-A-4665).

### Findings of Fact:

- a-b) The proposed action could affect two prehistoric sites and the remnants of the Blythe Airfield. Additional testing of the prehistoric sites would be required to determine their eligibility. Therefore, these sites will be avoided by the final layout of the proposed project. With the implementation of the following mitigation measures, impacts to the Blythe Airfield, archaeological sites, or the significance of archaeological sites will be mitigated to less than significant.
- c) Construction activities could result in the discovery of human remains. With the implementation of the mitigation measures identified below, the Project will not result in a significant adverse impact to any cultural or archaeological resources.
- d) The proposed photovoltaic is not within an area that restricts existing religious or sacred uses; therefore, no impact is anticipated.

### Mitigation:

Impacts to archaeological sites, the significance of archaeological sites, or the disturbance of human remains will be mitigated to a level of less than significant with the following mitigation incorporated:

Condition of Approval 10.PLANNING.1 requires that the developer/permit holder or any successor in interest 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Condition of Approval 60.PLANNING.1 requires that prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a County certified Archaeologist, to be assisted by a Historic Archaeologist or Historian, as needed, who has a current, signed MOU with the County for professional services. 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, debris removals, 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, treatment, or potential recovery of cultural/historic resources in coordination with the designated special interest monitor and any designated tribal monitor(s).

Condition of Approval 60.PLANNING.2 requires that special interest monitoring and curation be required for any subsurface or surface collected artifacts pertaining to sites and features associated with the World War II Desert Training Center - Blythe Army Air Base (BAAB). The BAAB site has been determined to be eligible for listing on the National Register of Historic Places as well as the California Register. Prior to the issuance of any grading or building permits, the developer/permit holder shall enter into a written agreement to retain a monitor(s) designated by the General Patton Memorial Museum. At the Museum's discretion, there shall be one special interest monitor per array phase heading where soil disturbance occurs. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of historic resources which may include curation at the General Patton Memorial Museum.

Condition of Approval 60.PLANNING.4 requires that prior to issuance of any grading permits, the developer / permit holder shall submit for approval to the County Archaeologist and the County Historic Preservation Officer (CHPO) a copy of a Cultural Resources Monitoring and Mitigation Plan (CRMMP) that addresses the details of all activities that must be completed in order to reduce the impacts to cultural and historic resources to a level that is less than significant.

Condition of Approval 60.PLANNING.6 requires that prior to issuance of a grading permit, the Applicant/Permit Holder shall submit to the County Archaeologist, a completely executed agreement between the Applicant/Permit Holder and the General Patton Memorial Museum, in Chiriaco Summit, California, that includes but is not limited to, provisions for temporary curtion storage and related maintenance fees, access to qualified researchers, long term permanent curation requirements, with a public interpretive component for the preservation and presentation of the history of the Blythe Army Air Base and its role as part of the World War II Desert Training Center.

Conditions of Approval 60.PLANNING.22, 60.PLANNING.23, 60.PLANNING.24, and 60.PLANNING.25 require the following take place prior to the issuance of grading permits: 1) the submittal and recordation of an environmental constraint sheet to protect and preserve historic sites; 2) preservation fencing shall be required around sensitive resources sites S-2 and S-4 including a 50 foot buffer area for each site to the satisfaction of the County Archaeologist; and, 3) Prior to issuance of the first grading permit, the two preservation fences for the sensitive resources areas shall be installed with archaeological monitoring. A monitoring report shall be submitted to the County Archaeologist upon completion of the monitoring.

Condition of Approval 90.PLANNING.1 requires that prior to final inspection of the first building permit for each solar array phase of work, the developer/permit holder submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's current requirements for such reports. The report shall document all field and analytical activities for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recovered cultural or historic resources and the findings. The report shall serve as a chain-of-title inventory for curation and/or repatriation purposes, and as a record of mitigation implementation and results under the California Environmental Quality Act and any applicable federal requirements. 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.

**Monitoring:** The Planning and Building & Safety Departments will conduct monitoring.

#### 10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

#### Findings of Fact:

a) The proposed photovoltaic facility is not anticipated to directly or indirectly destroy a unique paleontological resource, site, or geologic feature. Based on the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," the site has a low potential for paleontological resources. However, in the event fossil remains are encountered during construction, ground disturbing activities will be halted. Impacts to potential Paleontological Resources will be mitigated to less than significant with the following mitigation incorporated.

#### Mitigation:

Condition of Approval 10.PLANNING.3 states that 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 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; and, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

**Monitoring:** The Planning and Building & Safety Departments will conduct monitoring.

#### **GEOLOGY AND SOILS** Would the project

##### **11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Airport Master Plan, Riverside County Ordinance No. 484 for the Control of Blowing Sand, Geotechnical Investigation Proposed Mesa Verde-Blythe Airport Water System Improvement Project (Dec. 2005), and County Geologic Report No. 2212 by Earth Systems Southwest.

County Geologic Report (GEO) No. 2212 submitted for this project (PP24616) was prepared by Earth Systems Southwest (ESSW - the consultant-of-record) and consists of the following collection of documents:

Earth Systems Southwest, August 4, 2010, "Blythe Airport Solar 1 Project. APN's 821-080-040 & 041 and 821-110-002 & 003, Blythe, Riverside County, California."

Caruso Turley Scott Consulting Structural Engineers, 4/10, "Blythe - Steel Pile Testing to Support Photo Voltaic (PV) Panels, Blythe Airport, Blythe, CA."

C.H.J. Incorporated, December 19, 2005, "Geotechnical Investigation, Proposed Mesa Verde-Blythe Airport Water System Improvement Project, Mesa Verde-Blythe Area, Riverside County California, Prepared for Albert A. Webb Associates, Job No. 051124-3."

Ninyo & Moore, February 13, 2001, "Geotechnical Engineering Evaluation, Blythe Energy Project, Buck Boulevard Substation and Tie-lines, Blythe, California."

Ninyo & Moore, February 13, 2001, "Geotechnical Engineering Evaluation, Blythe Energy Project, Natural Gas Pipeline, Blythe, California."

Ninyo & Moore, February 13, 2001, "Geotechnical Engineering Evaluation, Blythe Energy Project, Power Plant, Blythe, California."

GEO02212 concluded:

1.No known active faults have been mapped on the site or in the immediate vicinity.

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2. The potential for surface fault rupture is considered nil.
3. Anticipated ground accelerations (10% probability of exceedance in 50 years) are estimated to be approximately 0.13 g.
4. The potential for liquefaction is considered low.
5. Areal subsidence due to groundwater withdrawal or seismic induced settlement of dry sands is possible, but will probably occur on an area basis and have minimal effects on the planned structures.
6. The hazards from slope instability or landslides are currently negligible.

GEO No. 2212 recommended:

1. ESSW should be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

GEO02212 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02212 is hereby accepted for planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Findings of Fact:

- a) The proposed photovoltaic facility will not have any full time employees on site and all proposed structures will be unmanned; therefore, impacts to people or structures are anticipated to be less than significant.
- b) There are no active or inactive faults in the project area. In addition, the Project and related features are not within any Alquist-Priolo Fault Hazard Act Special Studies Zones (Department of Conservation, Division of Mines and Geology, Special Publication 42, Fault-Rupture Hazard Zones in California). Therefore, no impact is anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**12. Liquefaction Potential Zone**

- a) Be subject to seismic-related ground failure, including liquefaction?

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," and County Geologic Report (GEO) No. 2212 by Earth Systems Southwest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) The Riverside County Land Information System shows that the proposed site lies within an area of moderate liquefaction potential. The site is very flat and the facility will be unmanned and will be constructed in accordance with the California Building code. Impacts as a result of seismic-related ground failure including liquefaction, is anticipated to be less than significant.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk), and County Geologic Report (GEO) No. 2212 by Earth Systems Southwest

**Findings of Fact:** The Project site lies within the eastern part of Riverside County in a part of California considered not very seismically active. The facility is unmanned and will be constructed in accordance with the California Building code. Impacts as a result of seismic ground shaking are anticipated to be less than significant.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

**14. Landslide Risk**

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

**Findings of Fact:**

- a) Because the Project Site is nearly flat and is not within an earthquake fault zone, there is no anticipated potential for seismic-related ground failure, including landslides.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: County Board of Supervisors Resolution No. 94-125

#### Findings of Fact:

a) The site of this proposed unmanned photovoltaic facility is shown to be susceptible to subsidence by the Riverside County Land Information System. The facility will be constructed in accordance with California Building Code rules and regulations and it is not anticipated that the proposed facility would become unstable as a result of the project that could potentially result in ground subsidence; therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

### 16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

#### Findings of Fact:

a) The proposed unmanned photovoltaic facility will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard; therefore, there no impact is anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

### 17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

#### Findings of Fact:

a) Because of the extremely flat surface of the site, limited grading is planned for the site; therefore, potential impacts to the topography are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed photovoltaic facility will not create cut and fill slopes greater than 2:1 or higher; therefore, there no impacts are anticipated.
- c) The proposed unmanned photovoltaic facility will not negate subsurface sewage disposal systems; therefore, there no impacts are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### 18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

#### Findings of Fact:

- a) The proposed site is very flat and only limited grading will be conducted to accommodate the photovoltaic arrays. The limited grading will maintain consistency with the natural contours of the existing topography and best management practices associated with the stormwater management plan will be implemented; therefore, a less than significant impact is anticipated.
- b) The proposed facility is subject to building permits that will ensure all plans are consistent with the requirements of the California Building Code; therefore, impacts are anticipated to be less than significant.
- c) The proposed unmanned photovoltaic facility will not have any on-site employees which will not require the construction of waste water treatment facilities; therefore, there no impact is anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### 19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) A river, stream, or bed of a lake does not exist on or near the project site; therefore, no impact is anticipated.
- b) The Project will mitigate the potential for soil erosion through the preparation of a storm water pollution prevention plan (SWPPP). The facility would be designed to preserve existing site storm water run-on and run-off conditions.  
  
Prior to site preparation, the Project would be required to provide notice for a National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities that requires best management practices to minimize potential erosion or sedimentation resulting from storm water run-off. As a result, the project would result in less than significant impacts related to increased water erosion on or off the site during construction and operation with mitigation incorporated.

**Mitigation:**

Condition of Approval 60.BS GRADE.7 requires that prior to issuance of any grading or construction permits - whichever comes first - the applicant 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.

**Monitoring:** The Department of Building and Safety will conduct monitoring.

**20. Wind Erosion and Blowsand from project either on or off site.**

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- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

**Source:** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Sec. 14.2 & Ord. No. 484

**Findings of Fact:**

- a) Construction of the proposed project could increase erosion and blowsand through the grading process, but impacts can be less than significant with mitigation incorporated.

**Mitigation:**

Condition of Approval 10.PLANNING.35 requires that graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities. At Minimum:

1. All active areas (including haul roads) shall be watered as needed to minimize fugitive dust production in conformance with applicable regulations; and,
2. Vehicles onsite shall not travel at speeds greater than 15 miles per hour.

**Monitoring:** Monitoring is provided by the Department of Building and Safety-Grading Division.

#### **GREENHOUSE GAS EMISSIONS** Would the project

##### **21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project description, Carbon Dioxide Emissions from the Generation of Electric Power in the United States, DOE, July 2000

#### **Findings of Fact:**

- a) As a renewable energy project, the Project would potentially be able to offset the production of greenhouse gases that would otherwise be generated from fossil fuel energy sources. At full build-out, the 100 MW PV Project could generate approximately 185,000 to 255,000 megawatt-hours (MWh) of energy. The average U.S. fossil power plant generates approximately 1.341 lbs CO<sub>2</sub> per kilowatt-hour (kWh) according to the Department of Energy. Therefore, the Blythe Airport Solar Project would potentially offset 124,000 to 171,000 tons (112,500 to 155,100 metric tons) of CO<sub>2</sub> per year and result in a beneficial impact on the environment.
- b) The proposed photovoltaic facility would support the greenhouse gas reduction goals of Assembly Bill 832 (California Global Warming Solutions Act of 2006). Less than significant impacts are anticipated.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

#### **HAZARDS AND HAZARDOUS MATERIALS** Would the project

##### **22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed photovoltaic facility will not have on site employees except for occasional maintenance, and it is not anticipated to have routine transport, use, or disposal of hazardous materials; therefore, impacts are anticipated to be less than significant.
- b) The proposed photovoltaic facility is not anticipated to import, export, or facilitate any hazardous materials; therefore, no impact is anticipated.
- c) The Project is not located in an area that is on neither a major transportation corridor nor a designated evacuation route. Therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- d) A school does not exist with ¼ mile of the proposed facility, nor will there be any hazardous materials or substances kept on site; therefore, no impacts are anticipated.
- e) There are no known residual hazards on the site from historical agricultural use. As mentioned before, active agriculture has not occurred on the site for many years. There are also no known hazards on the site from past airport use.

The database of potential hazardous sites maintained by the California Department of Toxic Substances Control (DTSC) was consulted to determine the presence of any known hazardous sites in the area (<http://www.envirostor.dtsc.ca.gov>). The Blythe Airport Solar Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Airport Land Use Commission Letter Dated August 10, 2010.

On April 8, 2010, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONDITIONALLY CONSISTENT** with the 2004 Blythe Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review (which has since occurred).

Findings of Fact:

- a) The proposed project was reviewed by the Airport Land Use Commission on April 8, 2010 and found to be Conditionally Consistent with the 2004 Blythe Airport Land Use Compatibility Plan. Mitigation measures have been placed on the project and incorporated into project design. The project, as proposed, is conditionally consistent with the Airport Land Use Compatibility Plan and is anticipated to have a less than significant impact with mitigation incorporated.
- b) The proposed photovoltaic facility would require review by the Riverside County Airport Land Use Commission. Their review has been completed and the project has been found Conditionally Consistent; therefore, impacts are anticipated to be less than significant with mitigation incorporated.
- c) The Project is located within the airport land use plan area for the Blythe Airport but would not result in a safety hazard for people residing or working on the project Site. The Project is not located within a glide path for the airport and the Site would only be manned on only a part-time basis making the risk from accidents very low. Impacts are anticipated to be less than significant.
- d) The proposed photovoltaic facility is not located within or in the vicinity of a private airstrip, or heliport. The Blythe Airport is a public use airport owned by Riverside County and operated through long term lease agreement by the City of Blythe; therefore, no impacts are anticipated.

Mitigation:

Condition of Approval 10.PLANNING.52 requires that the following uses are prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
3. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
4. In the event that any incidence of glare or electrical interference affecting the safety of air navigation occurs as a result of project operation, the permittee shall be required to take all measures necessary to eliminate such glare or interference.
5. Any new electrical transmission or distribution line segments for this project located within Airport Compatibility Zone B1 shall be installed underground. This requirement specifically applies to the segments of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A.

As an alternative to underground installation of this 30kV line, the applicant may select the route alignment depicted as Option C (a line proceeding southerly along Butch, then easterly along Riverside, then southerly along Buck to existing transmission lines) on Figure 1 exhibit prepared by The Holt Group on file with this application, as the Option C alignment does not extend into Airport Compatibility Zone B1.

The following conditions have been added pursuant to the terms of the FAA determination letter issued on August 4, 2010:

6. The Federal Aviation Administration (FAA) has issued its Final Determination letter for Aeronautical Study Nos. 2010-AWP-150-NRA, 2010-AWP-196-NRA through 2010-AWP-216-NRA, and 2010-AWP-459-NRA, and has indicated no objections to the construction of the proposed project. The letter does not state that either marking or lighting of the array and/or the proposed transmission line towers would be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 7017460-1 K Change 2.
7. The permittee shall comply with the requirements set forth in FAA Advisory Circular 15015370-2E, "Operational Safety on Airports During Construction."
8. The maximum height of the array (solar photovoltaic panels, trackers, inverters, and wires), excluding structures and transmission line towers, shall not exceed ten (10) feet above ground level, and the maximum elevation above sea level shall not exceed 406 feet above mean sea level.
9. The maximum height of the transmission line towers/poles shall not exceed nineteen (19) feet above ground level, and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated August 4, 2010. Such elevation shall not exceed 416 feet above mean sea level.
10. The maximum height of the maintenance building shall not exceed twenty-five (25) feet above ground level, and the maximum elevation shall not exceed 421 feet above mean sea level.
11. The specific coordinates, heights, and top point elevations of the proposed array, transmission line towers/poles, and maintenance building shall not be amended without further review by the Airport

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

12. Temporary construction equipment used during actual construction of the project shall not exceed the height of the proposed maintenance building, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

Condition of Approval 60.PLANNING.34 requires that prior to the issuance of a grading permit, the developer/permit holder clearly demonstrate compliance with the Airport Land Use Commission (ALUC) Letter dated August 10, 2010. Specifically, the developer/permit holder shall demonstrate on all grading plans that the proposed electrical gen-tie line segments for this project located within Airport Compatibility Zone B1 are installed underground. This requirement specifically applies to the segments of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A. Upon request to review grading plans, the Planning Department shall coordinate with ALUC staff to ensure the plan meets the intent of this condition of approval. Upon verification, the Planning Department shall clear this condition.

Conditions of Approval 80.PLANNING.42, 80.PLANNING.43, and 90.PLANNING.36 requires that the project comply with the mitigation measures described in Condition of Approval 10.PLANNING.52 prior to the issuance of building permits and prior to final inspection.

Monitoring: The Planning and Building & Safety Departments will conduct monitoring.

#### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

#### Findings of Fact:

a) The Project site is primarily abandoned farmlands sparsely vegetated by creosote bush and other vegetation. The lack of vegetation density limits the risks for wildland fires during construction. During operation, vegetation would be controlled on the site and the associated fire hazard would be less than significant. Impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### **HYDROLOGY AND WATER QUALITY** Would the project

##### 25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discharge requirements?				
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Because the site is completely flat, it would not have to be graded to accommodate the Project and site drainage would not be modified. The amount of water running onto or off of the site would not be affected. Rainfall on the Site would drain off the individual PV panels onto the adjacent ground. Therefore, it would not alter the existing drainage pattern of the site or area. Impacts are anticipated to be less than significant.
- b) The proposed photovoltaic facility will not violate any water quality standards or waste discharge requirements. The applicant is required to comply with the Riverside County Flood Control & Water Conservation District's standards regarding drainage and 100 year flows and the National Pollutant Discharge Elimination System and Storm Water Pollution Prevention Plan requirements; therefore, less than significant impacts are anticipated.
- c) The Project would not use groundwater so it would not affect groundwater supplies, groundwater recharge, aquifer volume, or the local groundwater table level.
- d) As stated above, the site is completely flat, and it would not have to be graded to accommodate the Project and site drainage would not be modified. The amount of water running onto or off of the site would not be affected. Rainfall on the Site would drain off the individual PV panels onto the adjacent ground. In addition, the applicant is required to comply with the Riverside County Flood Control & Water Conservation District's standards regarding drainage and 100 year flows and the National Pollutant Discharge Elimination System and Storm Water Pollution Prevention Plan requirements. Therefore, the project would not create

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

- e-f) The proposed photovoltaic facility is not proposing housing nor is it in a 100 year flood hazard area; therefore, there will be no impact.
- g) The proposed photovoltaic facility will comply with National Pollutant Discharge Elimination System and Storm Water Pollution Prevention Plan requirements that will reduce impacts to water quality. Less than significant impacts are anticipated.
- h) The proposed photovoltaic facility is not proposing, nor is it conditioned to provide new or retrofitted stormwater Treatment Control Best Management Practices; therefore, no impact is anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐ ☐ ☒ ☐

b) Changes in absorption rates or the rate and amount of surface runoff?

☐ ☐ ☒ ☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐ ☐ ☐ ☒

d) Changes in the amount of surface water in any water body?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

## Findings of Fact:

- a) The proposed photovoltaic facility will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; less than significant impacts are anticipated.
- b) The proposed photovoltaic facility will not change in absorption rates or the rate and amount of surface runoff; less than significant impacts are anticipated.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed unmanned photovoltaic facility will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; no impact is anticipated.
- d) The proposed unmanned photovoltaic facility will not changes in the amount of surface water in any water body; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### **LAND USE/PLANNING** Would the project

##### **27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, GIS database, Project Application Materials

#### **Findings of Fact:**

- a) The Riverside County General Plan designates the land use for the airport and some surrounding lands (where the existing Blythe Energy Project and nearby substations are located) as Public Facilities (PF). The Public Facilities designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Therefore, the proposed unmanned photovoltaic facility will not result in a substantial alteration of the present or planned land use of the project area. Impacts are anticipated to be less than significant.
- b) The Project is located on the Blythe Municipal Airport, located immediately west of the Blythe City limits in unincorporated Riverside County. The Blythe Airport is a public use airport owned by Riverside County and operated through long term lease agreement by the City of Blythe. The airport is not zoned by the City but land use on it is governed by the airport master plan that was adopted by the County and City as described below. The solar project's use of the airport lands would be authorized by a long-term lease. In addition, the Project is required to comply with the Blythe Airport Master plan and all Federal Aviation Administration (FAA) requirements. The project is located on a portion of the airport designated for non-aeronautical uses in the master plan as shown on Figure A-5. The project would be consistent with that designation. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

##### **28. Planning**

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

#### Findings of Fact:

- a) The underlying zoning for the parcels included within the Blythe Airport Solar site is Manufacturing – Heavy (M-H) which encourages most light, medium, and heavy industrial and manufacturing uses. Therefore, although not directly applicable, the proposed project would be consistent with the County's existing land use and zoning designations. Therefore, impacts are anticipated to be less than significant.
- b) The underlying zoning for the parcels included within the Blythe Airport Solar site is Manufacturing – Heavy (M-H) which encourages most light, medium, and heavy industrial and manufacturing uses. Therefore, although not directly applicable, the proposed Project would be consistent with the County's existing land use and zoning designations. Impacts are anticipated to be less than significant.
- c) Implementation of the proposed action will result in the construction of a solar power facility in a portion of Blythe Airport which is designated for non-aviation activities. The construction of such a facility would not conflict with any applicable land use plan, nor would it result in the disruption of an established community, and would be considered compatible with surrounding land uses. The ALUC determined the Project to be conditionally consistent and the FAA has indicated that it does not object to the proposed construction of the Project.
- d) The Riverside County General Plan designates the land use for the airport and some surrounding lands (where the existing Blythe Energy Project and nearby substations are located) as Public Facilities (PF). The Public Facilities designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. The proposed project is consistent with the land use designations and policies of the General Plan; therefore, less than significant impacts are anticipated on the present and planned land use of the area.
- e) Implementation of the Project would not physically divide an established community, as the project site is within airport property and not within an established or proposed neighborhood.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The proposed photovoltaic facility will not cause the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State; therefore, no impact is anticipated.
- b) The proposed photovoltaic facility will not cause the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; therefore, therefore, no impact is anticipated.
- c) The proposed photovoltaic facility will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine; therefore, no impact is anticipated.
- d) The proposed photovoltaic facility will not expose people or property to hazards from proposed, existing or abandoned quarries or mines; therefore, no impact is anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable      A - Generally Acceptable      B - Conditionally Acceptable  
C - Generally Unacceptable      D - Land Use Discouraged

<b>30. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA ☐ A ☒ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) Workers on the Project site would be exposed to noise generated by aviation activities at the airport. As a general aviation airport, these activities and associated noise would be intermittent and would not be excessive at the solar site as shown on the noise contour map for the airport (Figure A-7 in Appendix A). Given the intermittent nature of the noise events in the project vicinity (i.e., planes taking off and landing), the lack of full-time employees proposed onsite, and the overall low sensitivity of the proposed use to noise, the exposure of persons to airport-related noise would be a less than significant impact of the project.
- b) Noise would be temporarily generated from construction activities on the site for the duration of the construction period. The noise levels associated with construction would be expected to be moderate and would decrease as distance increases from the site. The nearest residence is located 0.7 miles to the northeast and 0.6 miles south of the site. Therefore, the Project is expected to result in less than significant increases in ambient noise levels. The Project would be required to abide by conditions set forth in Riverside County Ordinance No. 847 to comply with County noise standards. As a result, the Project will not exceed noise levels indicated in the County's noise standards.

No noise impacts would be generated by the Project during the operational phase.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

- a) The proposed unmanned photovoltaic facility will not be impacted by railroad noises.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**32. Highway Noise**

NA ☐ A ☒ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) The proposed unmanned photovoltaic facility will not be significantly impacted by highway noises.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

**33. Other Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

- a) The proposed unmanned photovoltaic facility will not be impacted by other noises.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

- a) The proposed unmanned photovoltaic facility will not have on-site employees, is not a noise generating facility, and is not anticipated to cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; therefore, less than significant impacts are anticipated.
- b) The proposed photovoltaic facility may cause temporary or periodic increase in ambient noise levels in the project vicinity during construction above levels existing without the project; however, those impacts are anticipated to be less than significant since the adjacent parcels are vacant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed unmanned photovoltaic facility will not have on-site employees, is not a noise generating facility and is not anticipated to expose people to the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; therefore, there will be a less than significant impact.

d) There will be a temporary increase in ground vibrations in the immediate vicinity of the project site during grading and construction, but will cease upon construction completion. Given that the surrounding parcels are vacant or used for unmanned industrial purposes. Impacts are anticipated to be less than significant.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

#### POPULATION AND HOUSING Would the project

##### 35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☒ ☐

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☐ ☒

**Source:** Project Application Materials, GIS database, Riverside County General Plan Housing Element

#### Findings of Fact:

a) The proposed photovoltaic facility will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The majority of the site is abandoned agriculture (pivot circles) and old runways associated with the Blythe Airport. Like the Site itself, the surrounding lands to the south and west of the Site are part of the Blythe Airport property. Some of these lands are previously farmed, fallow lands like the Site itself. The active portions of the airport property are used for general aviation and associated purposes. Therefore, no impacts to existing housing are anticipated.

b) The proposed photovoltaic facility will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income given that there will not be any full time employees on site. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed photovoltaic facility will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; therefore, no impact is anticipated.
- d) The proposed photovoltaic facility is not in a County Redevelopment Project Area; therefore, no impact is anticipated.
- e) The proposed photovoltaic facility will not cumulatively exceed official regional or local population projections as there will not be any on site employees after construction; therefore, there will be no impact.
- f) The proposed unmanned photovoltaic facility will not induce substantial population growth directly or indirectly given that the site will be accessed by existing infrastructure and no housing or jobs are proposed; therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The Project would not result in the inflow of new residents to the area, therefore no impacts to local public services such as fire protection, law enforcement, schools, health services, and others are anticipated. There may be a minor impact to fire and police services during the construction period; however, those impacts would be short-term and are anticipated to be less than significant. Condition of Approval 90.PLANNING.40 requires the payment of Development Impact Mitigation Fees to offset any impacts to County services. All projects in the County of Riverside are required to pay Development Impact Fees prior to final inspection. This is not unique mitigation pursuant to CEQA. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**37. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

The Project would not result in the inflow of new residents to the area, therefore no impacts to local public services such as fire protection, law enforcement, schools, health services, and others are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated. There may be a minor impact to fire and police services during the construction period; however, those impacts would be short-term and are anticipated to be less than significant. Condition of Approval 90.PLANNING.40 requires the payment of Development Impact Mitigation Fees to offset any impacts to County services. All projects in the County of Riverside are required to pay Development Impact Fees prior to final inspection. This is not unique mitigation pursuant to CEQA. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

#### Findings of Fact:

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Palo Verde Valley Unified School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. All projects are required to comply with State Law. This is not unique mitigation pursuant to CEQA. Impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

### 39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

#### Findings of Fact:

The Project would not result in the inflow of new residents to the area, therefore minimal impacts to local public services such as fire protection, law enforcement, schools, health services, and others are anticipated. Condition of Approval 90.PLANNING.40 requires the payment of Development Impact Mitigation Fees to offset any impacts to County services. All projects in the County of Riverside are required to pay Development Impact Fees prior to final inspection. This is not unique mitigation pursuant to CEQA. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

### 40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

#### Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project would not result in the inflow of new residents to the area, therefore no impacts to local public services such as fire protection, law enforcement, schools, health services, and others are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

#### Findings of Fact:

- a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; therefore, there will be no impact.
- b) The proposed photovoltaic facility will not require the use of existing neighborhood or regional parks or other recreational facilities; therefore, there will be no impact.
- c) The project is not within a County Service Area nor is it subject to Ordinance No. 460 Quimby Fees; therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

### 42. Recreational Trails

☐ ☐ ☐ ☒

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

#### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

The Blythe Airport Solar 1 Project would not impact areas used for recreation and would not increase the demand on existing recreational facilities; therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### **TRANSPORTATION/TRAFFIC** Would the project

##### **43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

☐ ☐ ☐ ☒

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ ☐ ☐ ☒

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☒ ☐

d) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐ ☐ ☒ ☐

f) Cause an effect upon, or a need for new or altered maintenance of roads?

☐ ☒ ☐ ☐

g) Cause an effect upon circulation during the project's construction?

☐ ☒ ☐ ☐

h) Result in inadequate emergency access or access to nearby uses?

☐ ☒ ☐ ☐

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

☐ ☐ ☒ ☐

Source: RCIP

#### Findings of Fact:

a-b) The Project will not affect transportation policies, plans, or programs because the Project is an unmanned photovoltaic facility with no permanent on-site staff once construction has been completed. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

- c) The proposal has been found to be conditionally consistent with the Blythe Airport Land Use Compatibility Plan, and is not anticipated to change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, impacts are anticipated to be less than significant.
- d) The proposed photovoltaic facility is will not have an impact on rail or waterborne traffic given that there are no rail lines adjacent to the site nor is the site near a waterway. In addition, as indicated above in the City and County implementation policies for the airport, the Project meets the conformance criteria in the Airport Land Use Compatibility Plan (ALUCP).
- e) The proposed photovoltaic facility will not substantially increase hazards to a design feature or incompatible uses. Impacts are anticipated to be less than significant.
- f-h) The proposed project will cause the construction and improvement of Riverside Drive and Butch Avenue. Impacts to road maintenance, roads during construction, and emergency access are anticipated to be less than significant with mitigation incorporated.
- i) The Project will not affect alternative transportation policies, plans, or programs because the Project is an unmanned photovoltaic facility with no permanent on-site staff.

**Mitigation:**

Condition of Approval 90.TRANS.11 requires that Riverside Avenue shall be improved from the easterly project boundary up to existing County maintained portion of Riverside Avenue with 26-foot wide AC pavement (0.33') over 0.67' thick of Class II Base with graded shoulders within a 60-foot dedicated and/or existing right-of-way. Secondary access improvements will include 24-foot wide (0.05 thick) Class II Base over existing and/or dedicated 50-foot right-of-way. Above said secondary access will be the southerly extension of project site up to Hobson Way.

**Monitoring:** The Transportation, Planning, and Building & Safety Departments will provide monitoring.

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** RCIP

**Findings of Fact:**

The proposed project would not impact areas used for recreation and would not increase the demand on existing bike trails; therefore, there will be no impact.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** Monitoring is not required.

**UTILITY AND SERVICE SYSTEMS Would the project**

**45. Water**

- a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed unmanned photovoltaic facility will not result in the construction of new water treatment facilities or expansion of existing facilities; therefore, there will be no impact.
- b) The proposed unmanned photovoltaic facility is not requesting, nor will it require the use of any water supplies during normal operations; therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed unmanned photovoltaic facility will not have any on-site employees which will not require the construction of waste water treatment facilities; therefore, there will be no impact.
- b) The proposed unmanned photovoltaic facility will not have any on-site employees and will not result in a determination by the wastewater treatment provider that serves or may service the project; therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed unmanned photovoltaic facility will not have any on-site employees, nor will it produce solid waste that will require servicing by a landfill or waste management entity. Waste will be produced through the construction process. Conditions of approval to manage waste have been placed on the project to reduce impacts to a less than significant level.
- b) The proposed unmanned photovoltaic facility complies with federal, state, and local statutes and regulations related to solid wastes; therefore, no impacts are anticipated.

Mitigation:

Conditions of Approval 60.PLANNING.33 and 80.PLANNING.49 require that 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.

Monitoring: The Planning and Building & Safety Departments will conduct monitoring.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) The proposed project is an unmanned, 100 MW solar power plant that would be located on lands on the northeast portion of the Blythe Municipal Airport. The project would use proved Photovoltaic technology and will sell electricity directly into the grid to California Utilities. The facility will not have any manned structures or on site employees and is anticipate to have no or less than significant impacts to utilities.

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

Monitoring: Monitoring is not required.

#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review

Findings of Fact:

a) The proposed Project will not have any manned structures or on site employees therefore, conflicts with energy conservation plans are anticipated to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### OTHER

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	-------------------------------------

Source: Staff review

Findings of Fact: The proposed Project will not have any manned structures or on site employees therefore, other effects are anticipated to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Impacts are anticipated to be less than significant.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts are anticipated to be less than significant.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

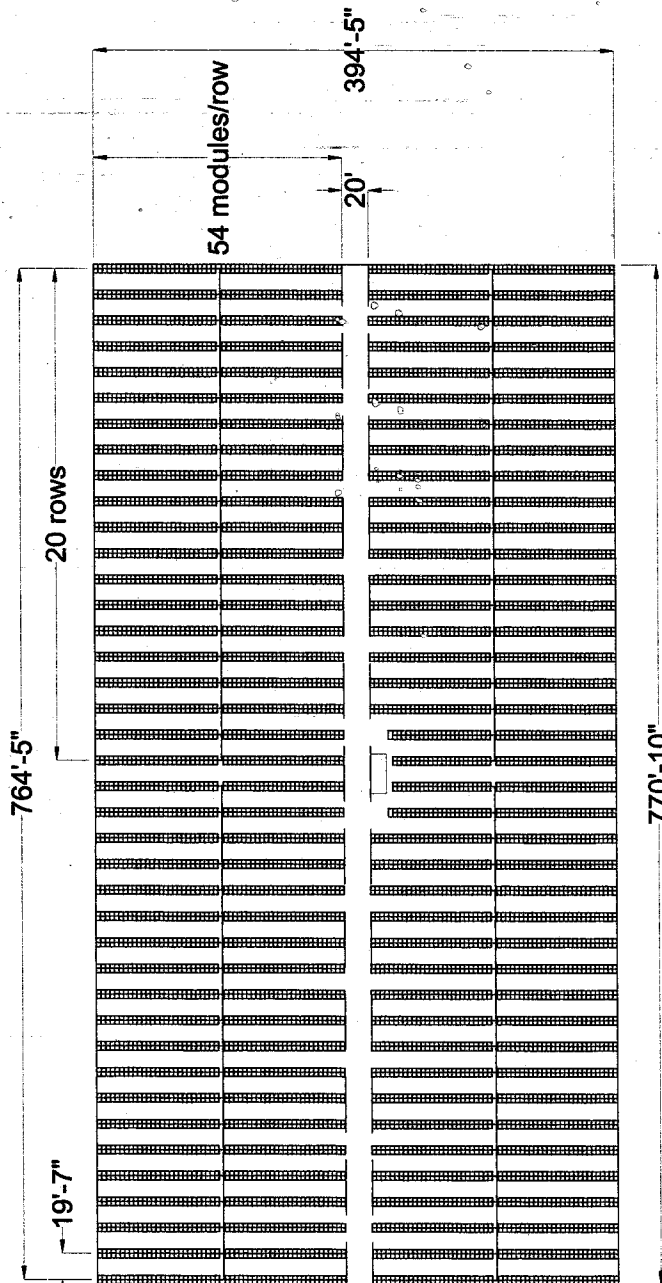
Earlier Analyses Used, if any: n/a

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

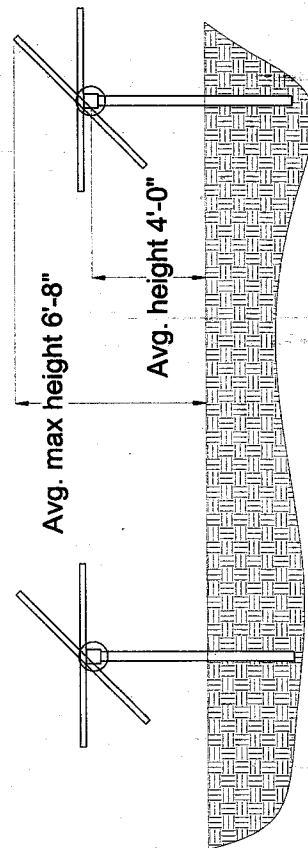
## VII. AUTHORITIES CITED


Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656; Archaeological Investigation prepared by KP Environmental, dated September 30, 2010 (PD-A-4665); and, County Geologic Report No. 2212 by Earth Systems Southwest.



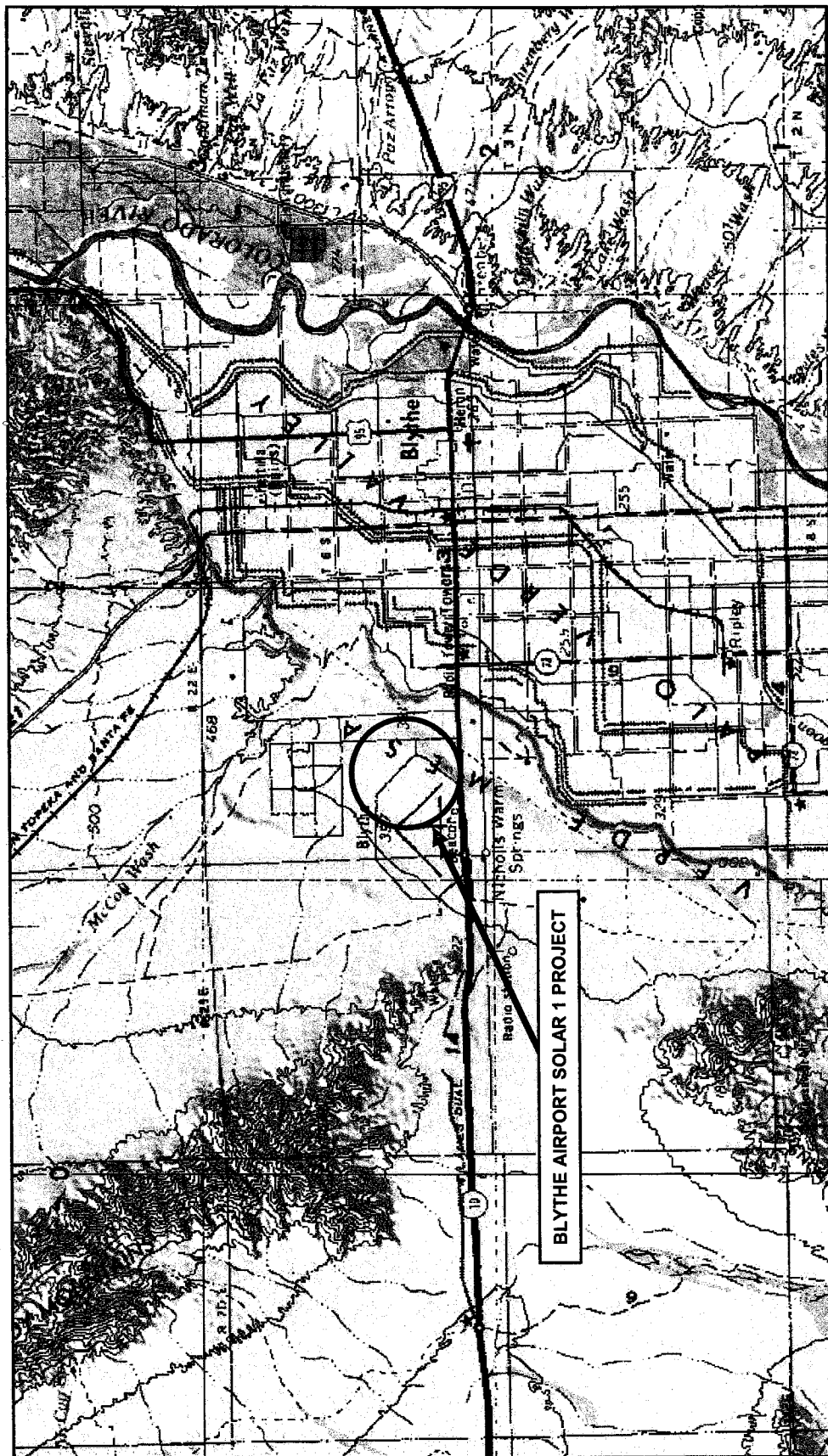
**STANDARD BUILDING BLOCK LAYOUT**  
**WATTSUN - SUNTECH RELIATHON 275 - 4302 modules 1183kW**

STANDARD BUILDING BLOCK SUMMARY	
TRACKER TYPE	WATTSUN
DRIVE MOTORES	4
PANEL MAKE/MODEL	SUNTECH 275
PANEL COUNT	4302
STC RATED DC POWER	1183 kW
ROWS / DRIVE MOTOR	20
PANELS / ROW	54
PANELS / STRING	18
ROW POSTS - 4"	1120
DRIVE POSTS - 6"	80
ROW SPACING	19.6FT



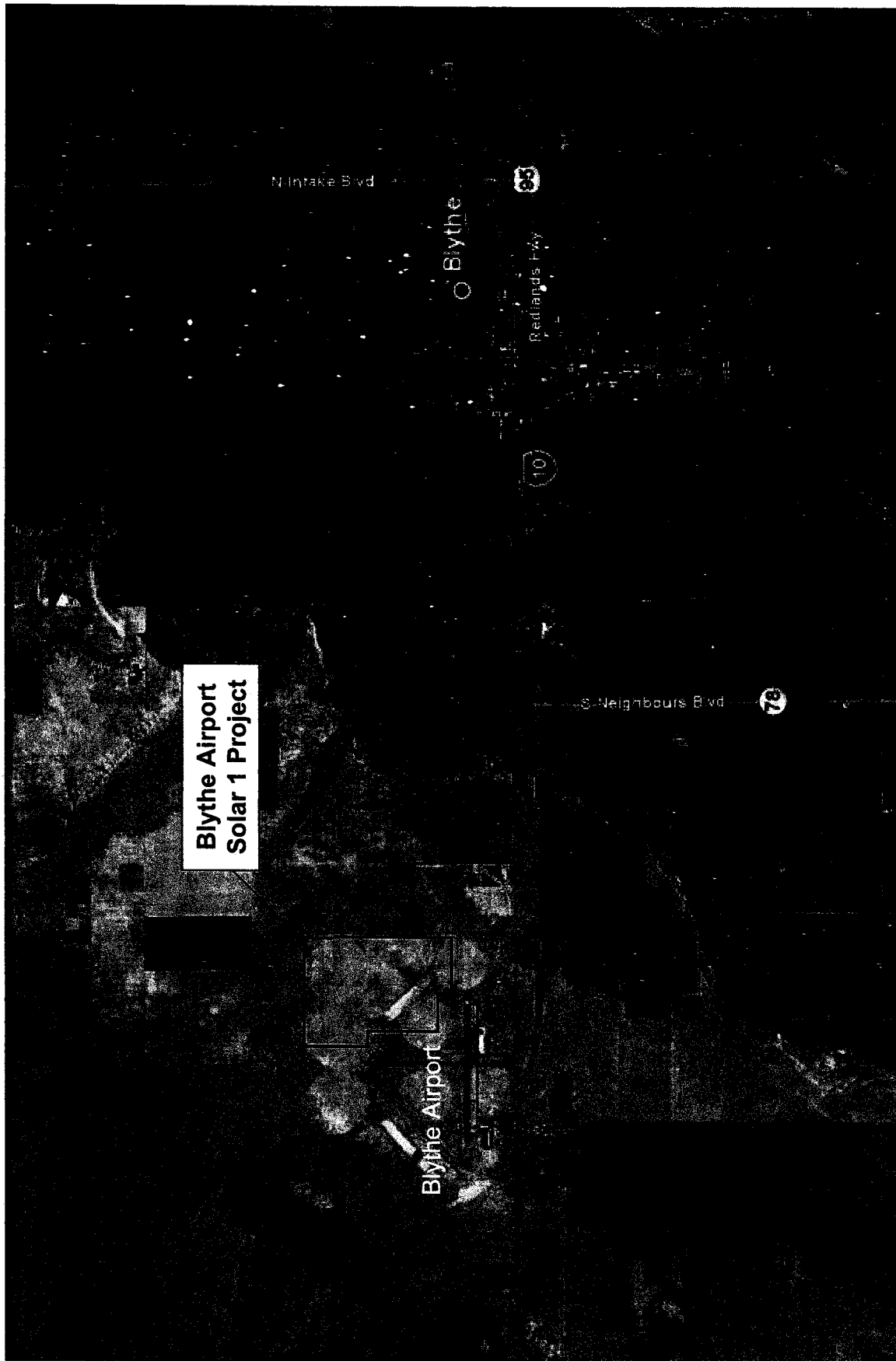
 A Division of <b>IRONCO</b> RENEWABLE ENERGY CONTRACTING ENTERPRISES, LLC	
BLYTHE-640 ACRES BLYTHE AIRPORT, ARIZONA	
CUSTOMER: US SOLAR	
DETAILING SERVICE DR VS CK	DATE 11/08/10
IRONCO BID NO. 640 Layout	DWG NO. C
SCALE NOT TO SCALE	
SHEET 2 OF 2	





**Figure A-1**  
**BLYTHE AIRPORT SOLAR 1**  
**Regional Setting**





**Figure A-2**  
**Blythe Airport Solar 1 Project**  
**Project Area Map**







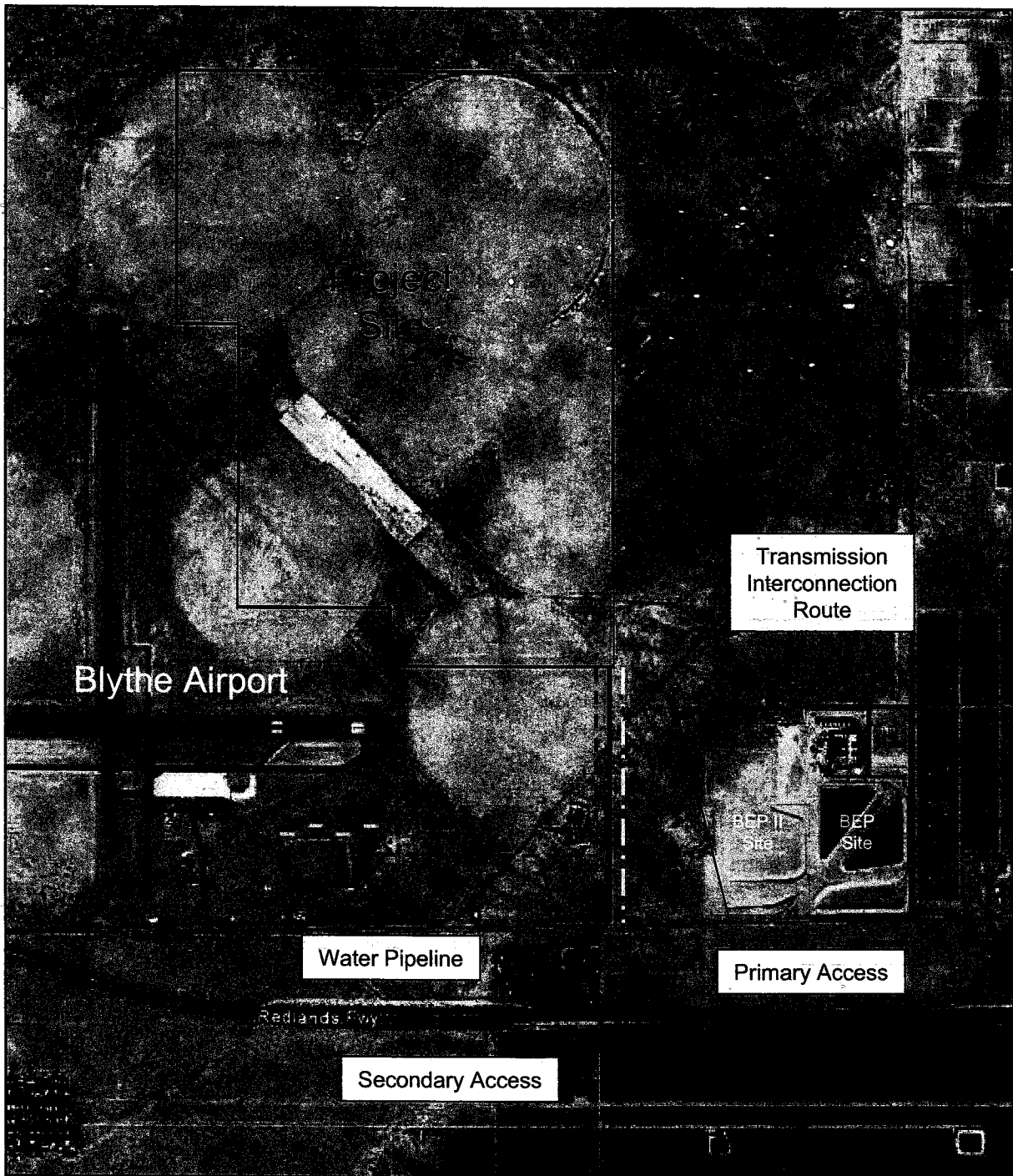
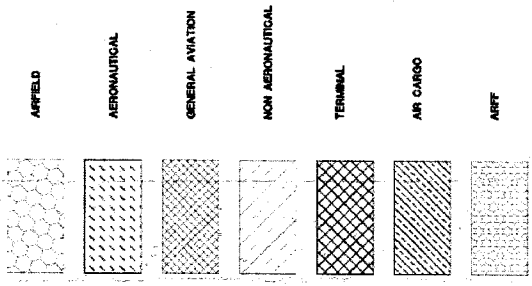
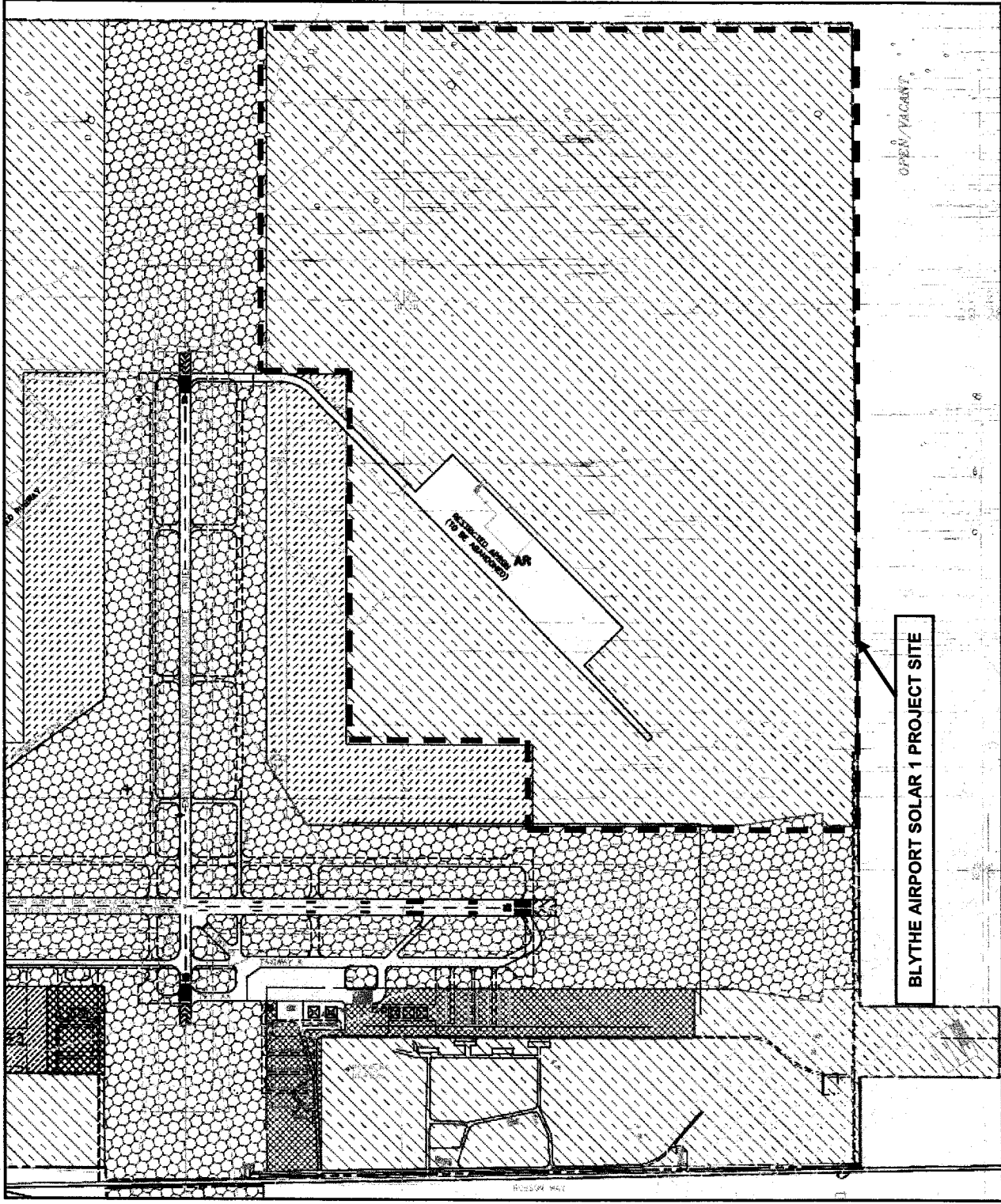


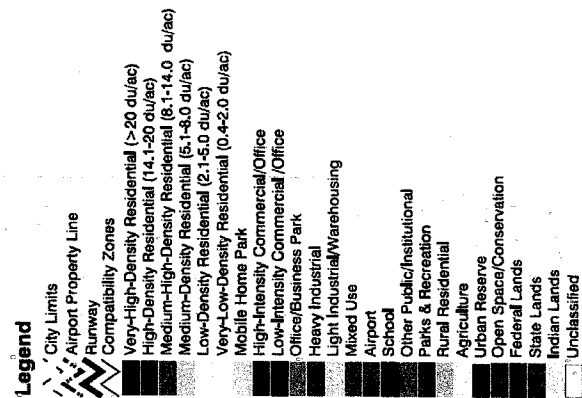
Figure A-3  
**Blythe Airport Solar 1 Project**  
Project Map



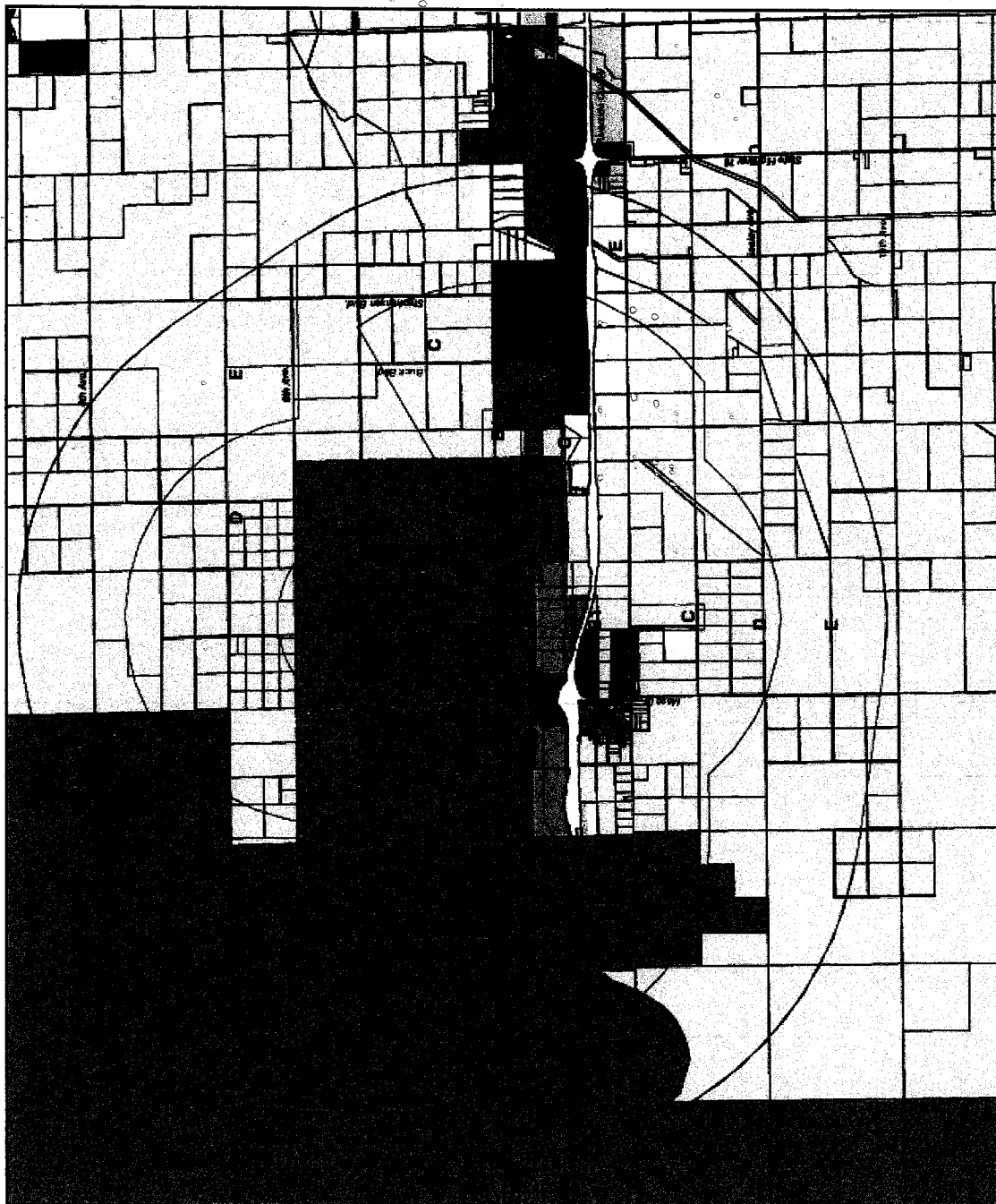
**Figure A-5**  
**BLYTHER AIRPORT**  
**SOLAR 1 PROJECT**  
**Airport Layout Plan**







# Figure A-6 Blythe Airport Solar 1 Project Land Uses In Vicinity of Project



From Riverside County ALUCP—East County Airports Data (October 2004)

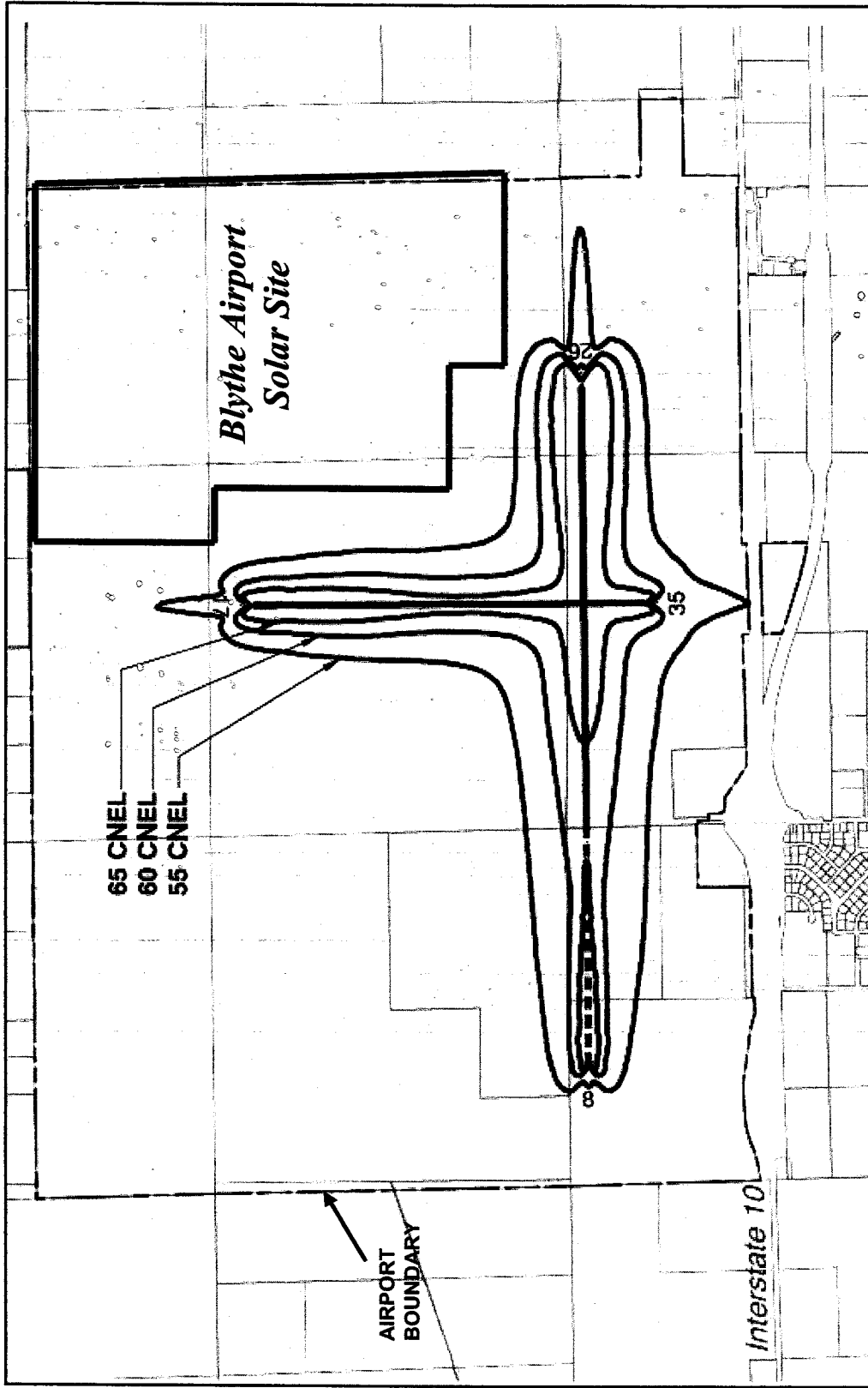
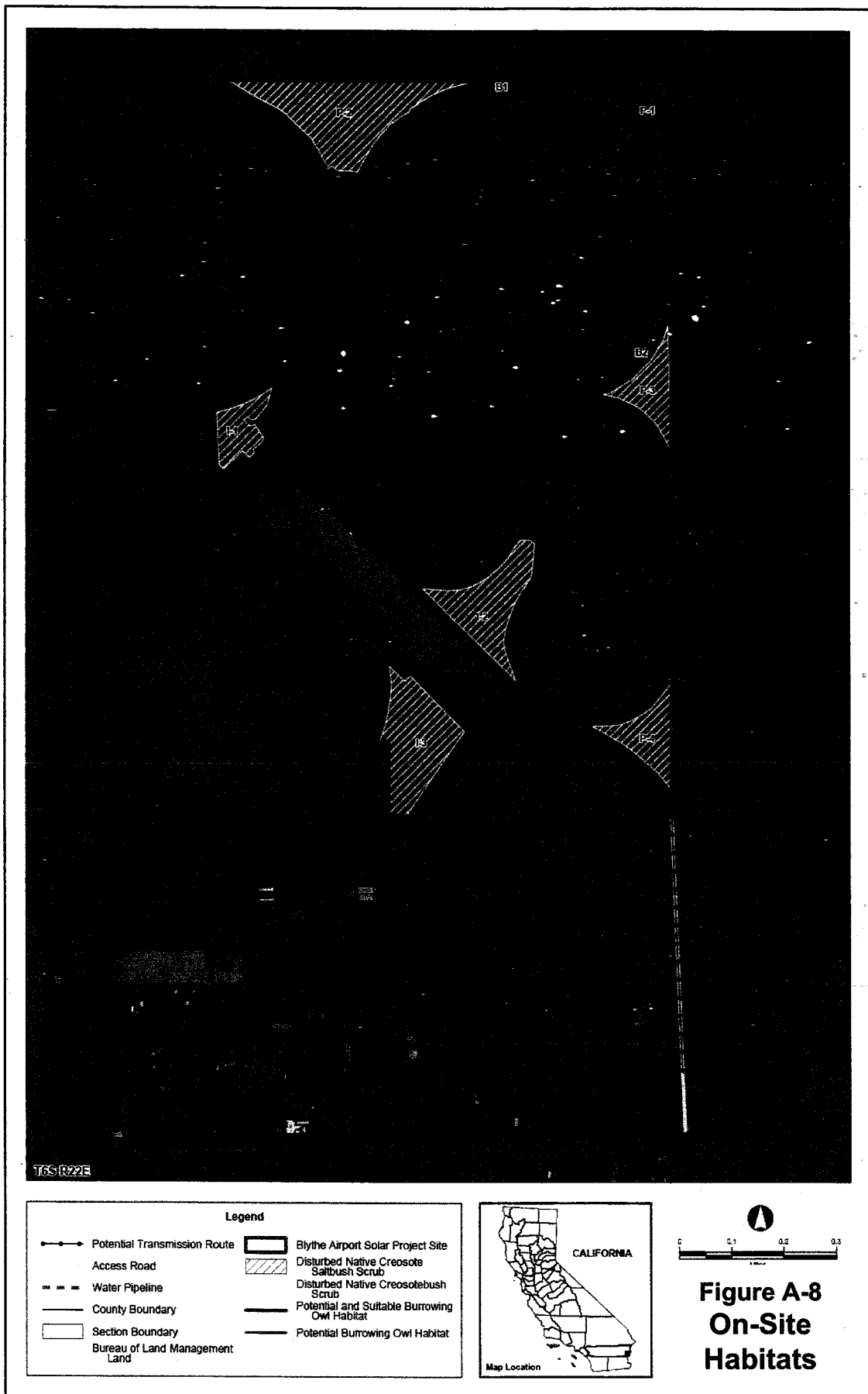
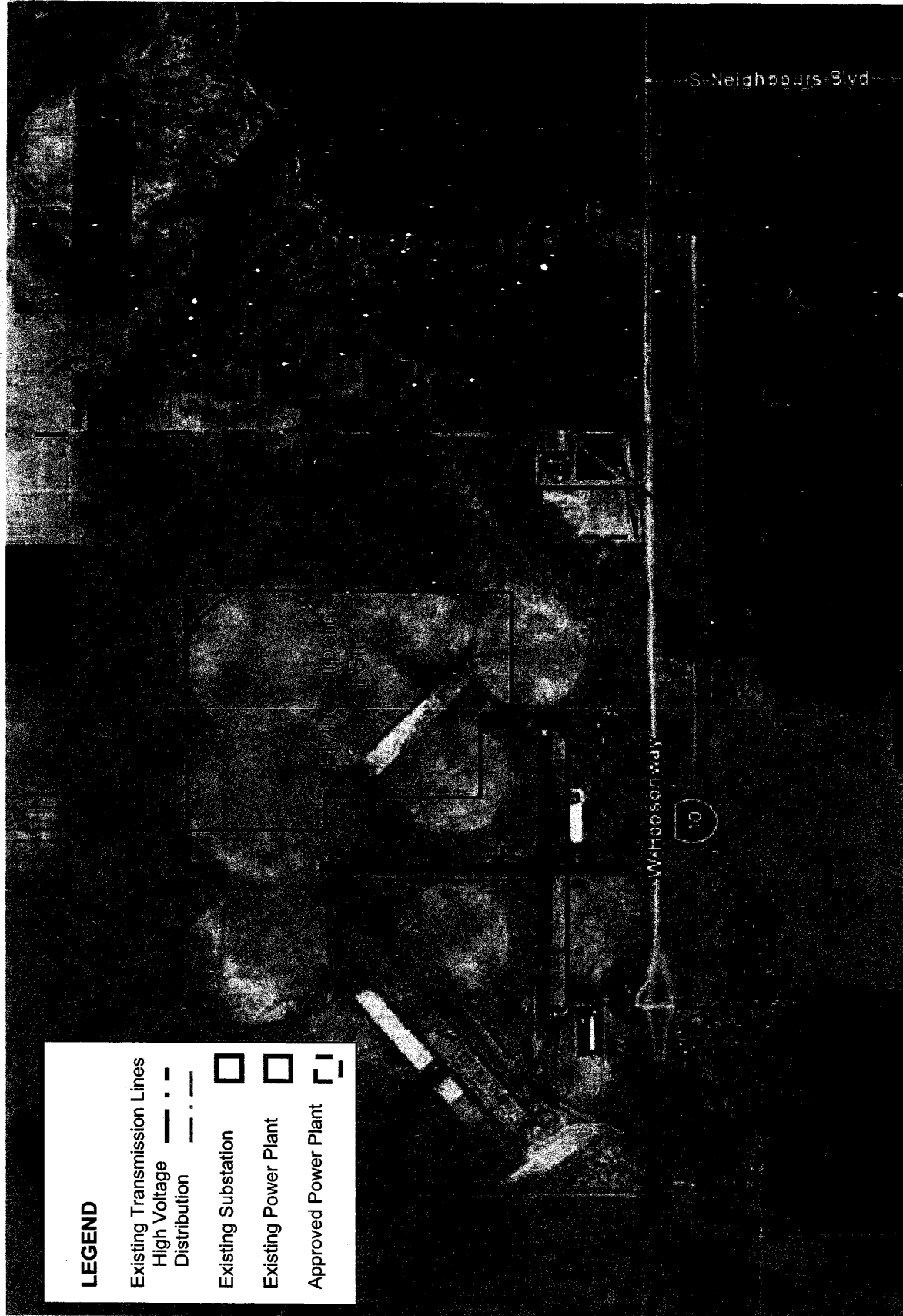


Figure A-7  
**NOISE COMPATIBILITY CONTOURS**  
**Blythe Airport**







**Figure A-9**  
**Existing Area Electrical Facilities**

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLAN: TRANSMITTED Case #: PP24616

Parcel: 821-110-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 4

GEN - PROJECT DESCRIPTION

RECOMMND

The applicant proposes to construct a 100 megawatt Photovoltaic (PV) Solar Power Plant on 640 acres of an 829 acre lease area in five (5) twenty (20) megawatt phases inclusive of: a single axis tracking system organized in 874 x 168-foot and 874 x 370-foot power blocks with a maximum height of ten feet; a perimeter 24-foot interior access road and 25-foot interior drive aisles for emergency access and maintenance purposes; a combination of inverters and transformers on concrete pads covered by three sided open shade covers within each power block; an 8-foot high chain link fence with three strand barbed-wire around the project perimeter boundary; a temporary construction area which includes a 12' X 60' portable construction trailer, five parking spaces and portable toilets on the southeast corner of the site; and, a temporary staging area in the center of proposed Phase II on an existing concrete pad.

Water will be provided via a 6-inch diameter pipeline that will be extended from the Blythe Airport Water Production and Storage Facility to allow for a permanent source of water. The line will undergrounded and extend east to Butch Avenue then north to the project site for a total of approximately 4,800 feet to the project site. The water will be used for fire suppression, construction and operation dust control, and solar panel maintenance.

Power will be delivered via a 33 kV gen-tie line (minor transmission line extending from the point of power generation to the point of connection into the transmission & distribution line) from the site approximately 3,200 feet due south paralleling the western side of Butch Avenue and tie into the existing 33kV Southern California Edison line that runs parallel to Hobson Way. The line will be undergrounded approximately 1,500 feet as required by the Airport Land Use Commission, and then come above ground mounted on 19-foot high poles to the point of tie in for Phase I. Phases II thru V will require complete undergrounding of two additional 33 kV gen-tie lines along Butch Avenue adjacent to the Phase I line. The point of tie in has not been determined for Phases II thru V at this time. In the event that the Phase II thru V gen-tie lines extend beyond the scope of review conducted up to Hobson Way, then additional environmental review will be required.

PLOT PLAN: TRANSMITTED Case #: PP24616

Parcel: 821-110-003

10. GENERAL CONDITIONS

10. EVERY. 4                      GEN - PROJECT DESCRIPTION (cont.)                      RECOMMND

Primary road access is proposed from the east via Buck Boulevard north, then west along Riverside Drive, and then north along Butch Avenue. Secondary access is proposed northerly along Butch Avenue from Hobson Way, and two 24-foot wide emergency access gates are proposed where 9th and 10th Avenue meet the project boundaries eastern fence line.

10. EVERY. 6                      GEN - USE DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24616 shall be defined as follows:

PLOT PLAN = Plot Plan No. 24616

APPROVED EXHIBIT(S) = All of the following exhibits as defined below:

APPROVED EXHIBIT A = Site Plans for [Plot Plan No. 24616, Exhibit A (Sheets 1-2), Amended No. 1, dated 11/10/10.

APPROVED EXHIBIT B = Business Plan for Plot Plan No. 24616 (Sheets 1-8), Exhibit B, Amended No. 1, dated 11/10/10.

APPROVED EXHIBIT C = Elevation, Panel Information, Inverter, Transformer, and Switchgear Diagrams for Plot Plan No. 24616 (Sheets 1-22), Exhibit C, Amended No. 1, dated 11/10/10.

APPROVED EXHIBIT R = Reflectivity Study for Plot Plan No. 24616 (Sheets 1-20), Exhibit R, dated 11/10/10.

10. EVERY. 7                      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 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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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NOT PLAN:TRANSMITTED Case #: PP24616

Parcel: 821-110-003

10. GENERAL CONDITIONS

10. EVERY. 7

GEN - HOLD HARMLESS (cont.)

RECOMMND

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. 8

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 (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.

PLAN: TRANSMITTED Case #: PP24616

Parcel: 821-110-003

10. GENERAL CONDITIONS

10. EVERY. 8

GEN - CONDITION MILESTONES (cont.)

RECOMMND

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. 9

GEN - HISTORY

RECOMMND

The 828.86 acre site is comprised of Assessor Parcel Nos. 821-080-040, 821-080-041, 821-110-002, and 821-110-003.

The site is located in the community of Mesa Verde of the Palo Verde Area Plan in Eastern Riverside County. Specifically, the site is located northeast of the Blythe Airport, north of Interstate 10, south of 9th Avenue, and northwest of Riverside Drive and Butch Avenue.

The 640 acre site for the Blythe Airport Solar 1 Project is within an 829-acre lease area on the Blythe Airport property. The majority of the site has been previously disturbed both by past airport operations and by agriculture. This section of the airport has been designated for non-aeronautical uses in the Airport Master Plan; see airport superpad map in the Appendix, the parcel of interest is parcel B in green titled "Non Aeronautical". The existing slope at the site is relatively flat with an overall slight gradient from the northwest to the southeast.

The majority of the site is abandoned agriculture (pivot circles) and old runways associated with the Blythe Airport; see Appendix for satellite images and pictures of the site. These areas appear to have been fallow for a significant period of time and sparse creosote bush (*Larrea tridentata*), galleta grass (*Pleuraphis rigida*), and brittle bush (*Encelia farinosa*) have begun to reestablish. Approximately 789 acres of the 829-acre Project Site contain this vegetation type.

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PLAN: TRANSMITTED Case #: PP24616

Parcel: 821-110-003

10. GENERAL CONDITIONS

10. EVERY. 9

GEN - HISTORY (cont.)

RECOMMND

Several small areas between pivot circles support native vegetation. The native vegetation community is low diversity Sonoran Creosote Bush Scrub (after Holland 1986). Aspect-dominant shrub species are creosote bush and white bursage (*Ambrosia dumosa*); galleta grass is present in areas with the loosest sand.

Like the Site itself, the surrounding lands to the south and west of the Site are part of the Blythe Airport property. Some of these lands are previously farmed, fallow lands like the Site itself. The active portions of the airport property are used for general aviation and associated purposes. Active agriculture occurs about 0.5 miles north and east of the Site. Southeast of the Site about 0.25 miles are the existing Blythe Energy Project and proposed Blythe Energy Project II, large combined-cycle, gas-fired power plants.

BS GRADE DEPARTMENT

10.BS GRADE. 2

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 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.

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.

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Riverside County LMS  
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10. GENERAL CONDITIONS

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.

10.BS GRADE. 6      USE-G2.3 SLOPE EROS CL PLAN      RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

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. 8      USE-G2.6 SLOPE STABL'TY ANLYS      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9      USE-G2.7 DRAINAGE 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-G2.8 MINIMUM DRAINAGE GRADE      RECOMMND

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



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10. GENERAL CONDITIONS

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 offstreet parking areas which are conditioned 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.

10.BS GRADE. 15                   USE-G3.3RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

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

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

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10. GENERAL CONDITIONS

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1

UNMANNED FACILITY

RECOMMND

Plot Plan#24616 is proposing an unmanned 100 megawatt photovoltaic facility consisting of a single axis tracking system without plumbing. Therefore, a proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer is not required at this time.

However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 2

EXISTING WELLS - COMMENTS

RECOMMND

Any existing well(s) that is utilized as a source for potable water must undergo a complete well evaluation including a water flow test. However, any existing well(s) that is not in use must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). Please contact DEH Water Resources at (951) 955-8980

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10. GENERAL CONDITIONS

10.E HEALTH. 2

EXISTING WELLS - COMMENTS (cont.)

RECOMMND

for further information.

FIRE DEPARTMENT

10.FIRE. 1

USE-#23-MIN REQ FIRE FLOW

RECOMMND

As discussed with applicant: A "high line" water main will be acceptable for the temporary construction building, contingent upon an available minimum required fire flow of 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure. This fire flow/ high line must be available before any combustible material is placed on the job site.

PLEASE NOTE: If ANY enclosed structures are to be installed on project site, 1). a 15,000 gallon (minimum) water storage tank, for fire protection only, will be required.

OR

2). fire hydrants and water lines extending to an acceptable distance, will be required.

10.FIRE. 2

USE-#89-RAPID HAZMAT BOX

RECOMMND

A rapid entry key storage cabinet shall be installed on the outside of the temporary construction building. For gates; a Knox padlock must be installed. Applications may be obtained at the Riverside County Fire Department office of Planning Protection.

10.FIRE. 3

USE-#25-GATE ENTRANCES

RECOMMND

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

10.FIRE. 5

USE-#20-SUPER FIRE HYDRANT

RECOMMND

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

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## 10. GENERAL CONDITIONS

### FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/03/10

RECOMMND

Plot Plan No. 24616 (previously Fast Track No. 2010-06) proposes to construct a multi-phased 100 megawatt fixed panel photovoltaic facility, including a temporary 12 foot (ft.) x 60 ft. portable construction trailer and five (5) parking spaces. The 829-acre site is located in the Blythe area on the northeast portion of the Blythe Municipal Airport.

The site is subject to off-site flows. The total tributary drainage area is approximately 23 square miles from the northwest portion of the site. These flows enter the site in a broad sheet flow manner. It is recommended that the site be graded to perpetuate existing drainage patterns.

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

In order to allow the free flow of storm runoff, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the northwest property line since these types of fences obstruct flows causing damage to adjacent properties. The security fencing proposed on the plan reflects chain-link fencing around the entire perimeter, with the fence offset 68 feet and 112 feet from the north and northwest property line, respectively. The proposed fencing has been pulled back into the property so as any ponding will be within the project. Alternatively, proposed fencing along the property line may be constructed but must be of a "rail" or tubular steel type.

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

10.FLOOD RI. 2 USE 24" ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 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. 4 USE NON-OBSTRUCTING FENCING

RECOMMND

In order to allow the free flow of storm runoff, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the northwest property line since these types of fences obstruct flows causing damage to adjacent properties. The security fencing proposed on the plan reflects chain-link fencing around the entire perimeter, with the fence offset 68 feet and 112 feet from the north and northwest property line, respectively. The proposed fencing has been pulled back into the property so as any ponding will be within the project. Alternatively, proposed fencing along the property line may be constructed but must be of a "rail" or tubular steel type.

PLANNING DEPARTMENT

10.PLANNING. 1 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

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 2 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:

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.

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10. GENERAL CONDITIONS

10.PLANNING. 3

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE - LOW PALEO (cont.)

RECOMMND

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.

10.PLANNING. 4

USE - GEO02212

RECOMMND

County Geologic Report (GEO) No. 2212 submitted for this project (PP24616) was prepared by Earth Systems Southwest (ESSW - the consultant-of-record) and consists of the following collection of documents:

Earth Systems Southwest, August 4, 2010, "Blythe Airport Solar 1 Project. APN's 821-080-040 & 041 and 821-110-002 & 003, Blythe, Riverside County, California".

Caruso Turley Scott Consulting Structural Engineers, 4/10, "Blythe - Steel Pile Testing to Support Photo Voltaic (PV) Panels, Blythe Airport, Blythe, CA".

C.H.J. Incorporated, December 19, 2005, "Geotechnical Investigation, Proposed Mesa Verde-Blythe Airport Water System Improvement Project, Mesa Verde-Blythe Area, Riverside County California, Prepared for Albert A. Webb Associates, Job No. 051124-3".

Ninyo & Moore, February 13, 2001, "Geotechnical Engineering Evaluation, Blythe Energy Project, Buck Boulevard Substation and Tie-lines, Blythe, California".

Ninyo & Moore, February 13, 2001, "Geotechnical Engineering Evaluation, Blythe Energy Project, Natural Gas Pipeline, Blythe, California".



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10. GENERAL CONDITIONS

10.PLANNING. 4

USE - GEO02212 (cont.)

RECOMMND

Ninyo & Moore, February 13, 2001, "Geotechnical Engineering Evaluation, Blythe Energy Project, Power Plant, Blythe, California".

GEO02212 concluded:

1.No known active faults have been mapped on the site or in the immediate vicinity.

2. The potential for surface fault rupture is considered nil.

3. Anticipated ground accelerations (10% probability of exceedance in 50 years) are estimated to be approximately 0.13 g.

4.The potential for liquefaction is considered low.

5.Areal subsidence due to groundwater withdrawal or seismic induced settlement of dry sands is possible, but will probably occur on an areal basis and have minimal effects on the planned structures.

6.The hazards from slope instability or landslides are currently negligible.

GEO No. 2212 recommended:

1.ESSW should be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

GEO02212 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02212 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 6

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. 7

REN ENG - FUTURE INTERFERENCE

RECOMMND

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

10.PLANNING. 8

REN ENG - REPLACE OR MODIFY

RECOMMND

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

10.PLANNING. 9

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. 10

REN ENG - PRODUCTION MONITORIN

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 REN ENG - NO FINAL NO CONNECT

RECOMMND

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

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

10.PLANNING. 12 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 13 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 14 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 21 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan.

10.PLANNING. 29 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 30 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 35 USE - PREVENT DUST & BLOWSAND RECOMMND

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

At minimum:

- 1) All active areas (including haul roads) shall be watered as needed to minimize fugitive dust production in conformance with applicable regulations; and,
- 2) Vehicles onsite shall not travel at speeds greater than 15 miles per hour.

10.PLANNING. 37 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.

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10. GENERAL CONDITIONS

10. PLANNING. 38

USE - CEASED OPERATIONS

RECOMMND

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

10. PLANNING. 39

USE - 90 DAYS TO PROTEST

RECOMMND

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

10. PLANNING. 48

USE- ANNUAL FENCE INSPECTION

RECOMMND

The Applicant / Permit Holder shall pay for an annual inspection of the two fenced sensitive resources areas. The annual inspection shall be for the purpose of verifying the integrity of the preservation fencing, locked gates, and integrity of the sensitive area within the fence. The inspection shall be conducted by the County Archaeologist on or before the end of the calendar year of each year that the permitted project is in operation. Payment for the annual inspection is the responsibility of the Applicant / Permit Holder for the life of the permit, and shall be at the current hourly rate for the County Archaeologist to conduct the inspection and prepare a report of findings for the project file. Should the integrity of the sensitive areas be compromised, the Applicant / Permit Holder shall be responsible for restoration and restitution under Public Resources Code Sections 5097.5 through 5097.7, as amended. There shall be no defacement, excavation, removals, injury, or destruction of the sensitive areas within the fenced compounds. Violation of this law is punishable by a fine not exceeding \$10,000, by imprisonment in a county jail not to exceed one year, or by both that fine and imprisonment, along with the costs of restitution, as ordered by a court.

10. PLANNING. 49

USE- PRESERVE RESOURCES

RECOMMND

Sensitive resources S-2 and S-4 as indicated on the confidential sensitive resources exhibit approved by the County Archaeologist and archaeological report PD-A-4665, shall be avoided and preserved by the project. Each of these areas shall have a 50-foot buffer area around the known boundaries with a 4-foot high chain link fence

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10. GENERAL CONDITIONS

10.PLANNING. 49 USE- PRESERVE RESOURCES (cont.) RECOMMND

around the buffer and site area. The fencing shall include a pedestrian gate with lock. The lock key or combination shall be made accessible to the County upon demand.

10.PLANNING. 50 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. 51 GEN - 7-13-10 RCWMD AGENCY LTR RECOMMND

July 13, 2010 (revised July 19, 2010)

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

RE: Plot Plan No. 24616; Fast Track No. 2010-06

Proposal: The Plot Plan proposes the development of a 100 MW photovoltaic facility within a 640-acre leased area -APN: 821-080-040, 821-110-002; -003

Dear Mr. Juarez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located north of 1-10 and northeast of Blythe Airport, in the Palo Verde Valley Area Plan. 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

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10. GENERAL CONDITIONS

10.PLANNING. 51

GEN - 7-13-10 RCWMD AGENCY LTR (cont.)

RECOMMND

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.

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

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10. GENERAL CONDITIONS

10. PLANNING. 52.

GEN - 8/10/10 ALUC LETTER

RECOMMND

Dear Mr. Juarez:

On April 8, 2010, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project CONDITIONALLY CONSISTENT with the 2004 Blythe Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review (which has since occurred), subject to the following conditions:

CONDITIONS:

1. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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

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

4. In the event that any incidence of glare or electrical interference affecting the safety of air navigation occurs as a result of project operation, the permittee shall be required to take all measures necessary to eliminate such glare or interference.

5. Any new electrical transmission or distribution line



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## 10. GENERAL CONDITIONS

10. PLANNING. 52

GEN - 8/10/10 ALUC LETTER (cont.)

RECOMMND

segments for this project located within Airport Compatibility Zone B1 shall be installed underground. This requirement specifically applies to the segments of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A.

As an alternative to underground installation of this 30kV line, the applicant may select the route alignment depicted as Option C (a line proceeding southerly along Butch, then easterly along Riverside, then southerly along Buck to existing transmission lines) on Figure 1 exhibit prepared by The Holt Group on file with this application, as the Option C alignment does not extend into Airport Compatibility Zone B1.

The following conditions have been added pursuant to the terms of the FAA determination letter issued on August 4, 2010:

6. The Federal Aviation Administration (FAA) has issued its Final Determination letter for Aeronautical Study Nos. 2010-AWP-150-NRA, 2010-AWP-196-NRA through 2010-AWP-216-NRA, and 2010-AWP-459-NRA, and has indicated no objections to the construction of the proposed project. The letter does not state that either marking or lighting of the array and/or the proposed transmission line towers would be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 7017460-1 K Change 2.

7. The permittee shall comply with the requirements set forth in FAA Advisory Circular 15015370-2E, "Operational Safety on Airports During Construction."

8. The maximum height of the array (solar photovoltaic panels, trackers, inverters, and wires), excluding structures and transmission line towers, shall not exceed ten (10) feet above ground level, and the maximum elevation above sea level shall not exceed 406 feet above mean sea level.

9. The maximum height of the transmission line towers/poles shall not exceed nineteen (19) feet above

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10. GENERAL CONDITIONS

10.PLANNING. 52 GEN - 8/10/10 ALUC LETTER (cont.) (cont.) RECOMMND

ground level, and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated August 4, 2010. Such elevation shall not exceed 416 feet above mean sea level.

10. The maximum height of the maintenance building shall not exceed twenty-five (25) feet above ground level, and the maximum elevation shall not exceed 421 feet above mean sea level.

11. The specific coordinates, heights, and top point elevations of the proposed array, transmission line towers/poles, and maintenance building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

12. Temporary construction equipment used during actual construction of the project shall not exceed the height of the proposed maintenance building, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

If you have any questions, please contact John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

I Attachments: FAA Final Determination letter

cc: ALUC Staff  
US Solar Holdings, LLC  
City of Blythe Planning Department (Attn.: Barbara Burrow, re: CUP 2009-01)  
City of Blythe Public Works Department (Attn.: Jim Rodkey, Director)  
Riverside County Economic Development Agency - Aviation (Attn.: Chad Davies)

A FULL COPY OF THIS LETTER IS ON FILE WITH THE HEARING STAFF REPORT.

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10. GENERAL CONDITIONS

10.PLANNING. 54 GEN - MITIGATION FEES

RECOMMND

The Planning Department has determined the following Ordinance applies in regards to the payment of Mitigation Fees:

Ordinance No. 659:Development Impact Fees (DIF)

10.PLANNING. 55 GEN - 8/04/10 FAA AGENCY LETTE

RECOMMND

U.S. Department  
of Transportation  
Federal Aviation  
Administration

August 04,2010

US Solar Holdings  
Attn: Tanya Martinez  
1015 W Hays St  
Boise, ID 83702

RE: (See attached Table I for referenced case(s))  
\*\*FINAL DETERMINATION\*\*

Table 1 - Letter Referenced Case(s)  
See full table in the Board of Supervisor's Staff Report

Description: US Solar Holdings is currently subleasing 140 acres of airport property from the City of Blythe in order to construct, own, operate and maintain a solar system on airport property. The system will consist of solar photovoltaic panels, trackers, inverters, and wires. The solar system will have a maximum height of 10' AGL. Project specifications can be found in Case # 2010-AWP-150. Solar System Coordinates:  
Southeast Corner: 33°37'07.14000"N, 114°41'47.22999"W  
Southwest Corner: 33°37'07.14002"N, 114°42'03.45702"W  
Northwest Corner: 33°37'50.81304"N, 114°42'03.45692"W  
Northeast Corner: 33°37'50.81302"N, 114°41'47.22764"W This form indicates the Northeast Corner.

We do not object to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 15015370-2E, "Operational Safety on Airports During Construction."

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10. GENERAL CONDITIONS

10.PLANNING. 55

GEN - 8/04/10 FAA AGENCY LETTE (cont.)

RECOMMND

The FAA has not yet established definitive evaluation criteria. However, flat panel photo-voltaic solar collection panels do not appear to present a glare hazard to navigation.

No objection to proposed project; however, NRA # 196, and 206 through 216, do not appear to be on airport property, when the "airport boundary" is applied to the map layer. Normal procedure is for those proposals located outside of airport property will need to be filed under OE, not NRA. Since they are submitted as 1 whole project, we will include them under this determination.

This will not reflect any environmental approval under which these might be subject to different study or requirement.

A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

This DETERMINATION EXPIRES ON FEBRUARY 4, 2012 unless:  
(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

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10. GENERAL CONDITIONS

10.PLANNING. 55 GEN - 8/04/10 FAA AGENCY LETTE (cont.) (cont.RECOMMND

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 the completion of construction, or the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be obtained at least 15 days prior to expiration date specified in this letter.

If you have any questions concerning this determination contact Kimchi Hoang, (310)725-3617, kimchi.hoang@faa.gov.

10.PLANNING. 56 GEN - PHASE II-V GEN-TIE LINE

RECOMMND

Power will be delivered via a 33 kV gen-tie line from the site approximately 3,200 feet due south paralleling the western side of Butch Avenue and tie into the existing 33kV Southern California Edison line that runs parallel to Hobsonway. The line will be undergrounded approximately 1,500 feet as required by the Airport Land Use Commission, and then come above ground mounted on 19-foot poles to the point of tie in for Phase I.

Phases II thru V will require complete undergrounding of two additional 33 kV gen-tie lines along Butch Avenue adjacent to the Phase I line. The point of tie in has not been determined for Phases II thru V at this time. In the event that the Phase II thru V gen-tie lines extend beyond the scope of review conducted up to Hobsonway, then additional environmental review will be required.

10.PLANNING. 57 GEN - DUST CONTROL

RECOMMND

All active areas (including haul roads) shall be watered as needed to minimize fugitive dust production in conformance with applicable regulations.

Vehicles onsite shall not travel at speeds greater than 15 miles per hour.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 6

USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 9

USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10

USE - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 8

USE - UNDEVELOPED VOID DATE

RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2016, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - UNDEVELOPED VOID DATE (cont.) RECOMMND

effect on the date specified in this condition.

20.PLANNING. 9 GEN - LIFE OF THE PERMIT RECOMMND

The life of Plot Plan No. 24616 shall terminate on July 1, 2030. 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 a revised permit prior to the termination date. The filing of a revised permit does not guarantee that said permit will ultimately be approved by the County.

Upon submittal, the developer/permit holder shall provide:  
1) Adequate information to assist the 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. 11 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:

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.

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.

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 11 GEN - USE EXPIRATION DATE (cont.) RECOMMND

granted by an approved revised permit.

20.PLANNING. 12 GEN - PRIOR TO FNL APPR REQMTS RECOMMND

Prior to issuing final approval package (PINKS), the developer/permit holder shall provide six complete sets of amended exhibits as defined in the definition section of these conditions of approval. The amended exhibits shall incorporate any changes that have been required during the final entitlement stages and/or by the Board of Supervisors. It is the applicant's responsibility to coordinate with staff to ensure timely processing.

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's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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. 4 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 5 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

- TEMP DT FENCE

RECOMMND

A temporary desert tortoise exclusionary fence shall be constructed outside of the boundary of the permanent desert tortoise exclusionary fence. This shall be done for the entire project site. This will not be done in phases. A biological monitor shall oversee the installation of the temporary exclusionary fence. The biological monitor shall submit a report to the Environmental Programs Division, documenting that the fence was installed properly.

60.EPD. 3

- DESERT TORTOISE SURVEY

RECOMMND

Once the temporary desert tortoise exclusionary fence has been completed and approved by the Environmental Programs Division, a qualified biologist shall conduct pre-construction clearance surveys for desert tortoise. If desert tortoises are found, the project shall be halted and the applicant will consult with the California Department of Fish and Game, and the United States Fish and Wildlife Service. If tortoises are not found, the biologist shall submit a report documenting the survey effort and the absence of desert tortoise, to the Environmental Programs Division.

60.EPD. 4

- PERMANENT DT FENCE

RECOMMND

The permanent desert tortoise exclusionary fence shall be constructed within the boundaries of the temporary exclusionary fence. This shall be done for the entire site and will not be done in phases. Construction of the fence may not begin until the Environmental Programs Division has reviewed and approved the documentation of the pre-construction clearance surveys, and/or the applicant has completed a consultation with the wildlife agencies.

60.EPD. 5

- RARE PLANT SURVEY

RECOMMND

Focused surveys for Dwarf Germander, Glandular Ditaxis, and Wiggin's Cholla shall be conducted in the areas identified as supporting suitable habitat, in the report titled "Blythe Airport Solar I Project Supplemental Habitat Assessment Report." The surveys must be conducted during the appropriate survey period. In the event that the species is present, the area shall be fenced off and permanently avoided. If permanent avoidance is not feasible, the area shall be temporarily avoided until a mitigation and/or transplantation plan is approved by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - RARE PLANT SURVEY (cont.)

RECOMMND

Environmental Programs Division (EPD). Please contact EPD for more information. (951) 955-6892

60.EPD. 6 - NESTING BIRD SURVEY

RECOMMND

The proposed project has the potential to impact nesting birds through grading and other construction related activities. Ground and vegetation disturbing activities shall take place outside of the recognized nesting season, if practical. The nesting season typically occurs between early February and August, but can vary slightly from year to year. If ground disturbing and vegetation disturbing activities must occur within the recognized nesting season, then nesting bird surveys will be performed starting within one week of commencing construction and weekly thereafter throughout the nesting season to identify any nests that may be impacted by construction activities. If any active nests are located within the proposed disturbance area or within 100 feet of ground disturbing activities, a 100 feet buffer area will be flagged around the nest (500 feet from any active raptor nest) and no activity will be allowed in the buffer area until nesting is completed as verified by the project biologist. Periodic monitoring by a biologist will be performed to determine when nesting is complete.

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.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation (PD-A- 4665) prepared by KP Environmental, dated September 30, 2010, prepared for this proposed project has documented a number of cultural resources, both prehistoric and historic, and has established that the area is sensitive for more prehistoric and historic cultural resources. Therefore, archaeological monitoring of all grubbing, debris pile

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

removals, grading, trenching, dirt or rock borrowing, tree removals, and similar earth disturbances is required for resource mitigation.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a County certified Archaeologist, to be assisted by an Historic Archaeologist or Historian, as needed, who has a current signed MOU with the County for professional services. This professional(s) shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training to workers including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The training serves to instruct workers that halting construction is necessary if a potential cultural or historical resource is discovered. It provides them with instruction regarding safety procedures, applicable laws, penalties, authorities, and reporting requirements in the event something is discovered. 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, debris removals, 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, treatment, or potential recovery of cultural/historic resources in coordination with the designated special interest monitor and any designated tribal monitor(s).

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

NOTE:

1)The Project Monitor is responsible for implementing mitigation using current standard professional practices

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

for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2) The contract for services shall not modify or delete any adopted condition of approval or mitigation measure for this project.

60. PLANNING. 2 GEN- SPECIAL INTEREST MONITOR RECOMMND

As a result of archaeological investigation PD-A-4665, prepared by kp environmental, dated September 30, 2010, special interest monitoring and curation shall be required for any subsurface or surface collected artifacts pertaining to sites and features associated with the World War II Desert Training Center - Blythe Army Air Base (BAAB). The BAAB site has been determined to be eligible for listing on the National Register of Historic Places as well as the California Register.

As no local Native American tribes requested participation with this project or repatriation of cultural materials, curation of recovered prehistoric Native American cultural artifacts shall comply with federal regulations as promulgated by the Bureau of Land Management (BLM) and California Energy Commission (CEC) for prehistoric sites within the DTC Cultural Landscape District boundaries, with curation to be within Riverside County with the goal of curating materials in facilities curating other DTC-region collections to benefit future research accessibility.

Prior to the issuance of any grading or building permits, the developer/permit holder shall enter into a written agreement to retain a monitor(s) designated by the General Patton Memorial Museum. At the Museum's discretion, there shall be one special interest monitor per array phase heading where soil disturbance occurs. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of historic resources which may include curation at the General Patton Memorial Museum.

The SI Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

tree removals, grading, trenching, stockpiling of materials, debris pile removals, rock crushing, structure demolition and etc. The SI Monitor(s) 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 the required archeological monitor.

The developer/permit holder shall submit a fully executed copy of the agreement with the Patton Museum to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition toward permit issuance. Verification of the monitoring shall be documented in the Phase IV ARchaeological Monitoring Report.

NOTE:

1)The Cultural Resources Professional is responsible for implementing approved mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor, as appropriate, throughout the process.

2)Special interest monitoring does not replace any required archaeological monitoring, but rather serves as a supplement for consultation and advisory purposes for the Patton Museum's interests only on behalf of the historic Desert Training Center.

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

60.PLANNING. 4

USE- CRMMP REQUIRED

RECOMMND

Prior to issuance of any grading permits, the developer / permit holder shall submit for approval to the County Archaeologist and the County Historic Preservation Officer (CHPO) a copy of a Cultural Resources Monitoring and Mitigation Plan (CRMMP) that addresses the details of all activities that must be completed in order to reduce the impacts to cultural and historic resources to a level that is less than significant. The CRMMP defines the roles and responsibilities of cultural resources personnel and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE- CRMMP REQUIRED (cont.)

RECOMMND

provides timelines for the completion of the required mitigation. The CRMMP will also include a discussion of curation specifications, materials to be transferred to a curation facility, and the responsibility of the developer / permit holder to pay all curation fees. The CRMMP shall incorporate the newly promulgated cultural resources historic and cultural contexts and field manual protocols and methods prepared by the BLM/CEC for the DTC historic landscape district.

Specifically, the CRMMP shall include the following forms of mitigation as recommended by the archaeological report prepared for this project.

1. Intensive mapping: Use of a GPS, aerial photography, and GIS technologies to create detailed plan maps of the BAAB that would document key structural elements.

2. Archival Research, Oral History, and Historic Context Development: Conduct additional archival research to gather information in the history and context of the BAAB and its relationship with the DTC/C-AMA and General Patton. This would be done in order to provide supporting data for DPR forms and NRHP and CRHR nomination forms. Sources might include the Department of Defense military archives in Washington, D.C., and the National Archives in College Park, Maryland, or Laguna Niguel, California. This measure would also include oral interviews with surviving veterans who served at BAAB, access to their interview notes from previous interviews (Art Wilson, 2008, Runways in the Sand: The History of Blythe Army Air Base in World War II).

3. Public Interpretive Documentation: This measure would include a publication for the general public that would add to the public's knowledge, understanding, and appreciation of the BAAB. The documentation could consist of a substantial publication, mobile teaching exhibit, permanent exhibit at the General Patton Memorial Museum, documentary film, or other suitable form to be made available to the public, County of Riverside, the George S. Patton Museum, and state and local libraries and schools.

4. Archaeological Investigation: As stated above, the majority of the eastern third of the base has been destroyed, and the BAAB is recommended eligible for the