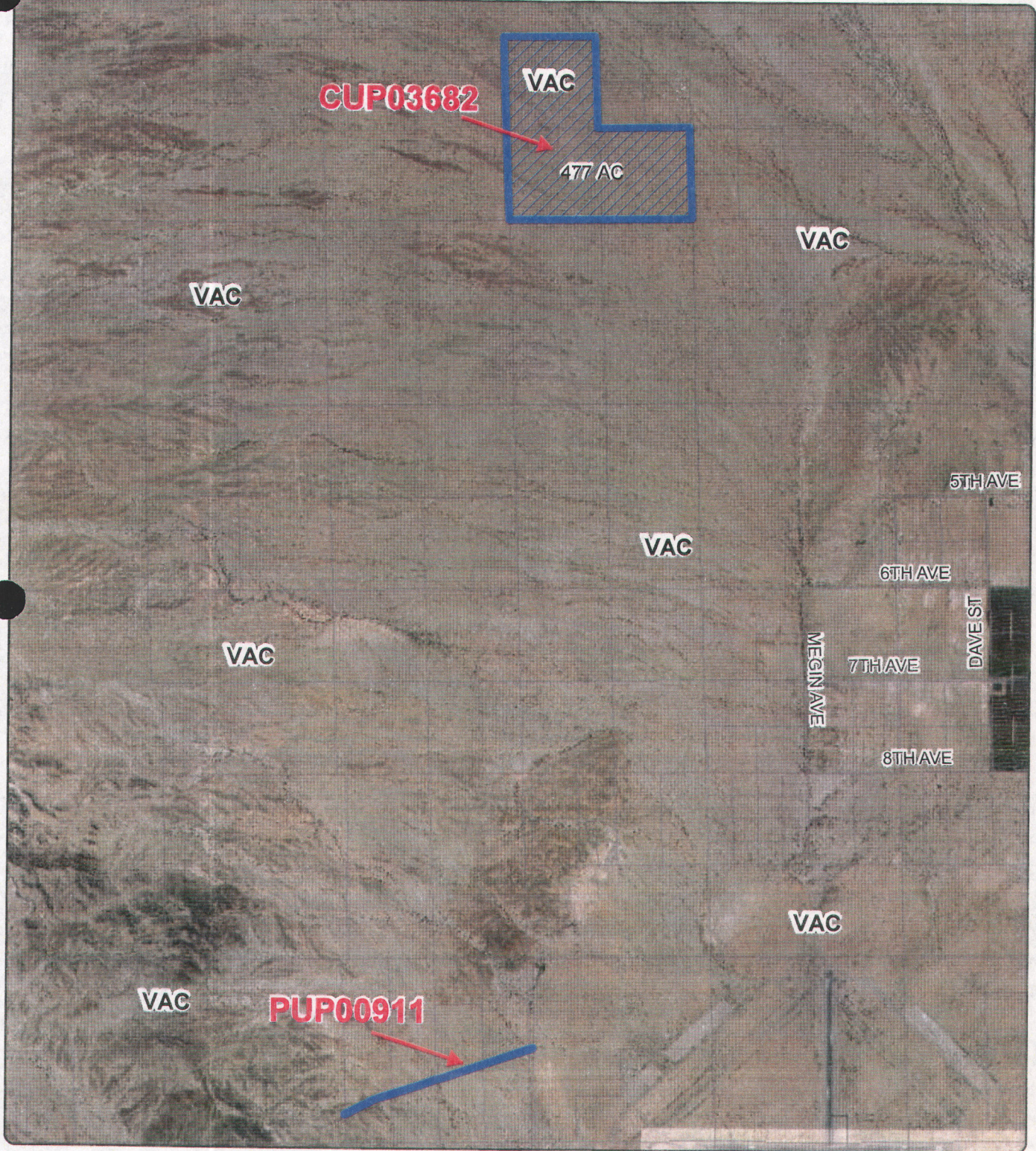


RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03682 PUP00911

Supervisor Benoit  
District 4

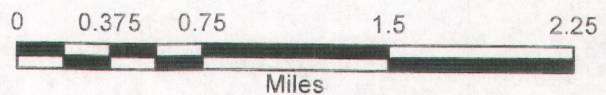
Date Drawn: 01/17/2014  
Exhibit 1

LAND USE



Zoning Area: Chuckwalla  
Township/Range: T5SR21E/T6SR21E  
Section: 36, 26

Assessors Bk. Pg. 812-130  
Thomas Bros. Pg. Edition



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-6277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03682 PUP00911

EXISTING ZONING

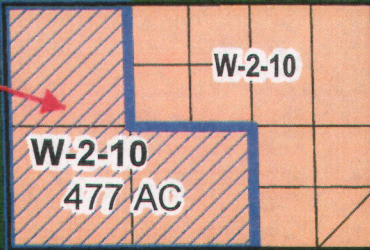
Supervisor Benoit  
District 4

Date Drawn: 01/17/2014

Exhibit 2

W-2-10

CUP03682



W-2-10

W-2-10  
477 AC

DRACKER DR

N-A

N-A

W-2-10

5TH AVE

W-2-10

6TH AVE

W-2-10

W-2-10

MESA DR

MEGIN AVE

W-2-10

7TH AVE

W-2-10

W-2-10

W-2-10

8TH AVE

W-2-10

W-2-10

W-2-10

DAVEST

9TH AVE

PUP00911

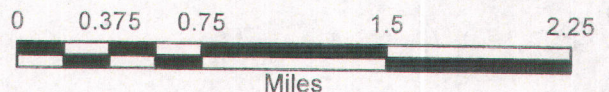
W-2-10

M-H

W-2-10

Zoning Area: Chuckwalla  
Township/Range: T5SR21E/T6SR21E  
Section: 36, 26

Assessors Bk. Pg. 812-130  
Thomas Bros. Pg.  
Edition



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tma.co.riverside.ca.us/index.html>

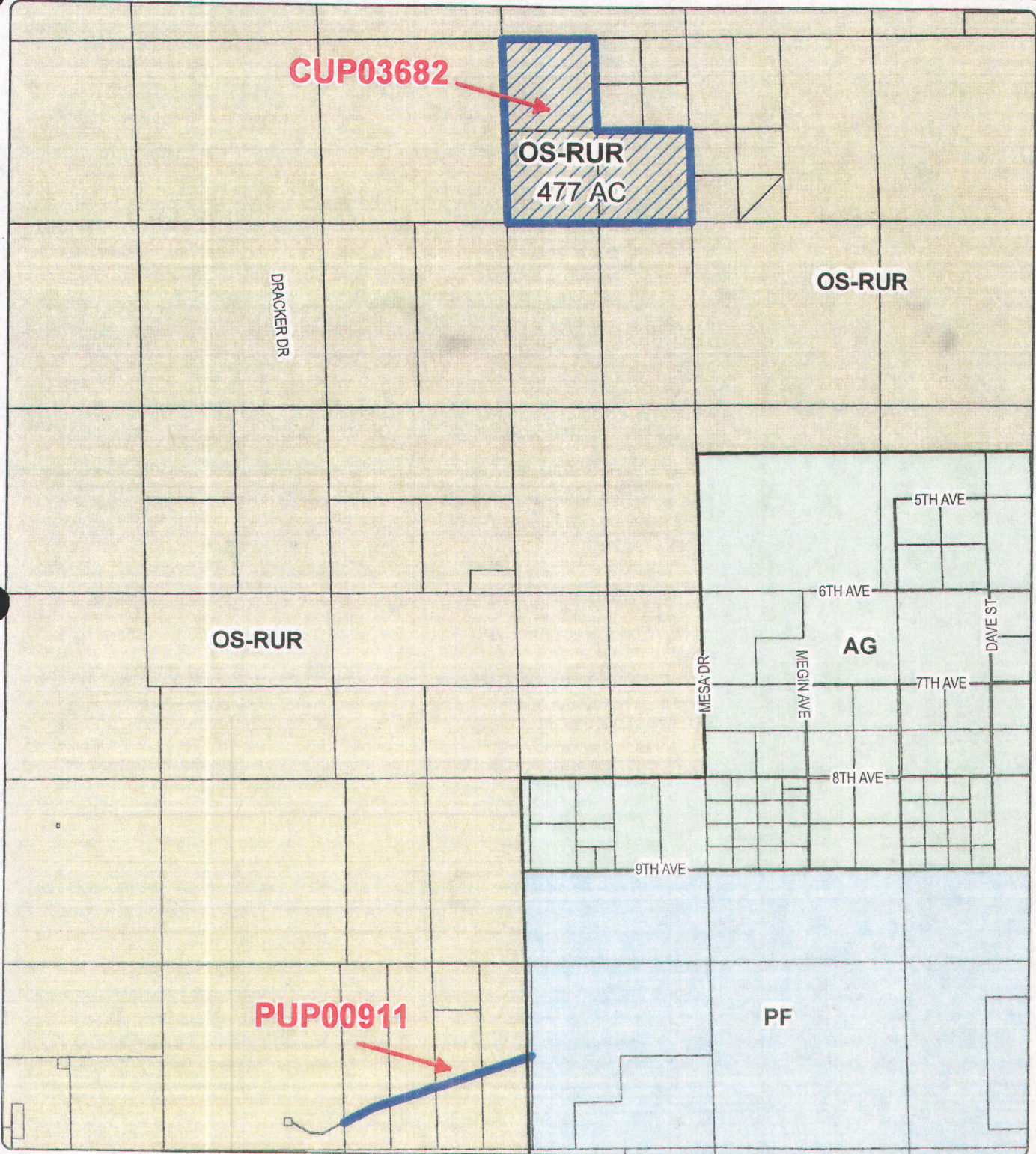
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03682 PUP00911

EXISTING GENERAL PLAN

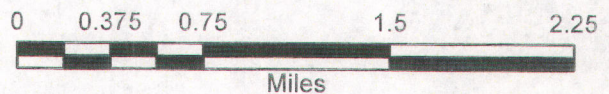
Supervisor Benoit  
District 4

Date Drawn: 01/17/2014  
Exhibit 5



Zoning Area: Chuckwalla  
Township/Range: T5SR21E/T6SR21E  
Section: 36, 26

Assessors Bk. Pg. 812-130  
Thomas Bros. Pg.  
Edition



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 855-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tirna.co.riverside.ca.us/index.html>.

# McCOY SOLAR, LLC CONDITIONAL USE PERMIT (CUP)

## DRAWING LIST

DRAWING No.	TITLE	FIGURE No.
MEHC-1-DW-111-000-001	COVER SHEET	1
MEHC-1-DW-111-002-001	SOLAR PLANT SITE	2
MEHC-1-DW-111-002-002	SOLAR PLANT SITE - PRIVATE-LAND AREA DETAILS	3
MEHC-1-DW-111-002-004	2' MO' BLOCK AND DC CABLING DETAILS	4
MEHC-1-DW-111-002-005	TYPICAL TRACKER DETAILS	5
MEHC-1-DW-111-002-006	TYPICAL POWER CONVERSION STATION DETAILS	6
MEHC-1-DW-111-002-007	TYPICAL OHM BUILDING AND SUBSTATION DETAILS	7
MEHC-1-DW-111-002-008	TYPICAL LAYOUT AREA DETAILS	8
MEHC-1-DW-111-002-009	TYPICAL FENCING AND GATE DETAILS	9
MEHC-1-DW-111-002-010	TYPICAL ROAD DETAILS	10

### GENERAL NOTES

- SEE GENERAL ARRANGEMENT DRAWINGS FOR PROJECT ACCESS POINTS.
- SEE DRAWING MEHC-1-DW-111-735-002 FOR ROAD DETAILS AND SURFACING.
- SEE DRAWING MEHC-1-DW-111-002-001 AND MEHC-1-DW-111-002-003 FOR BUILDING LOCATIONS.
- NO LAYDOWN OR STORAGE IS PLANNED IN THE PARKING AREA FOR THIS PROJECT.
- EXISTING SITE ZONING IS W-2-10.
- THE PROJECT IS LOCATED IN THE PALO VERDE UNIFIED SCHOOL DISTRICT.
- SEE GENERAL ARRANGEMENT DRAWINGS MEHC-1-EV-111-002-001 AND MEHC-1-DW-111-002-003 FOR LOCATION OF ALL UTILITIES.
- FIRE PROTECTION SYSTEMS WILL BE DESIGNED PER NFPA AND AUTHORITY HAVING JURISDICTION.
- NOT FOR CONSTRUCTION.
- ACTUAL LAND USE IS RURAL OPEN SPACE AND PROPOSED LAND USE IS SOLAR GENERATION FACILITY.
- FUGITIVE DUST FROM ROADS AND DRIVING LANE THAT ARE NOT PAVED OR GRAVELLED SHALL BE CONTROLLED BY PERIODIC APPLICATION OF WATER OR SOIL STABILIZER AS REQUIRED.
- THE APPLICANT WILL CONSOLIDATE PARCELS, GRANT ADDITIONAL REDEVOPMENT AND OR GRADING EASEMENTS, OR MAKE OTHER ARRANGEMENTS BETWEEN THE UNDERLYING PARCELS AS NECESSARY TO COMPLY WITH RIVERSIDE COUNTY REGULATIONS.
- THE PRIVATE LAND LOCATION OF THE PROJECT IS PICTURED IN THE 1978 THOMAS BROTHERS MAPS CALIFORNIA ROAD ATLAS & TRAVELER'S GUIDE ON PAGE 103 (GRID 74).
- THE 477 ACRES OF PRIVATELY-OWNED LAND IS SUBJECT TO INTERESTED LITIGATION POTENTIAL AND OTHER AREAS OF FLOODING SENSITIVITY. THE PROPOSED SITE IS NOT SUBJECT TO OTHER GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- NO EASEMENTS ARE LOCATED ON THE PRIVATELY-OWNED LAND ADJACENT.

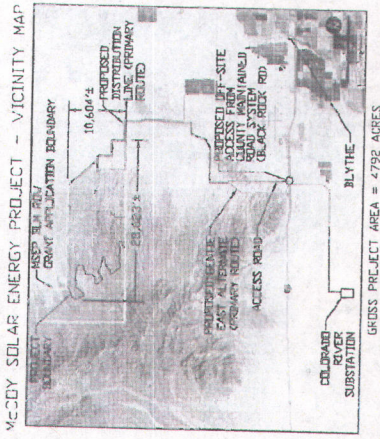
### CUP LEGAL DESCRIPTION

APN 812130005 162 ACRES SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5, SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.  
 APN 812130007 163 ACRES SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 5, SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.  
 APN 812130008 163 ACRES SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 5, SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.

### PROJECT DESCRIPTION

THE PROJECT WILL BE AN UP TO 750 MW PHOTOVOLTAIC SOLAR ENERGY GENERATING FACILITY, APPROXIMATELY 477 ACRES WITHIN THE PRIVATELY-OWNED SOLAR PLANT SITE BOUNDARY. APPROXIMATELY 477 ACRES WITHIN THE PRIVATELY-OWNED SOLAR PLANT SITE BOUNDARY IS UN-PAVED, UN-IMPROVED LAND (THE "PRIVATELY-OWNED SOLAR PLANT SITE"). THE PRIVATELY-OWNED SOLAR PLANT SITE IS A 477 ACRES PARCEL BELIEVED TO BE A SOLAR-GENERATED POWER TO THE CALIFORNIA ELECTRIC GRID THROUGH THE CALIFORNIA HIGH SPEED RAIL CORRIDOR. THE PROJECT INCLUDES ALL OF THE PRIVATELY-OWNED LAND, IS EXPECTED TO GENERATE FIELD POWERING UP TO 750 MW AND WILL INCLUDE FACILITIES SUCH AS THE SOLAR FIELD, TRACKER SYSTEMS, TRANSMISSION LINES AND MAINTENANCE FACILITY. THE PRIVATE LAND ADJACENT WILL ONLY BE USED FOR THE OPERATION OF THE SOLAR FIELD, VEHICLES, TRANSMISSION LINES AND ACCESS ROADS.

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



NO.	REVISION	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
2	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
3	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
4	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
5	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
6	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
7	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
8	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
9	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		
10	ISSUED FOR PERMITS	09/26/12	J. OLIVAS		

APPLICANT: NEXTERA ENERGY RESOURCES, LLC 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408	LAND OWNERS: APN 812130006 LYNDA H. STEVART, LYNN E. ZAKRUBIN 1590 KENNEDY ROAD, LOS GATOS, CA 95032	CONTACT: 140 WEST BERNARD STREET BLUYTHE, CA 92525 (760) 921-7822
ARCHITECT: A. PRATT 3000 W. 15TH AVENUE DENVER, CO 80202	LAND OWNERS: APN 812130007 VILLANSON TRUST, ROBERT A. VILLANSON 5021 DORRINGTON PLACE, ARLETA, CA 91331	CONTACT: 260 N SPRING STREET BLUYTHE, CA 92525 (760) 921-7900
ENGINEER: WORLEYPARSONS 2300 W. 15TH AVENUE DENVER, CO 80202 918-87-1929	LAND OWNERS: APN 812130008 LYNDA H. STEVART, LYNN E. ZAKRUBIN 1590 KENNEDY ROAD, LOS GATOS, CA 95032	CONTACT: 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408
PROJECT OWNER: NEXTERA ENERGY RESOURCES, LLC 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408	PROJECT OWNER: NEXTERA ENERGY RESOURCES, LLC 700 UNIVERSE BOULEVARD JUNO BEACH, FL 33408	CONTACT: 1 INNOVATION WAY PANDONA, CA 91768 (661) 930-7786

**NOT FOR CONSTRUCTION  
 FOR PERMITTING ONLY**

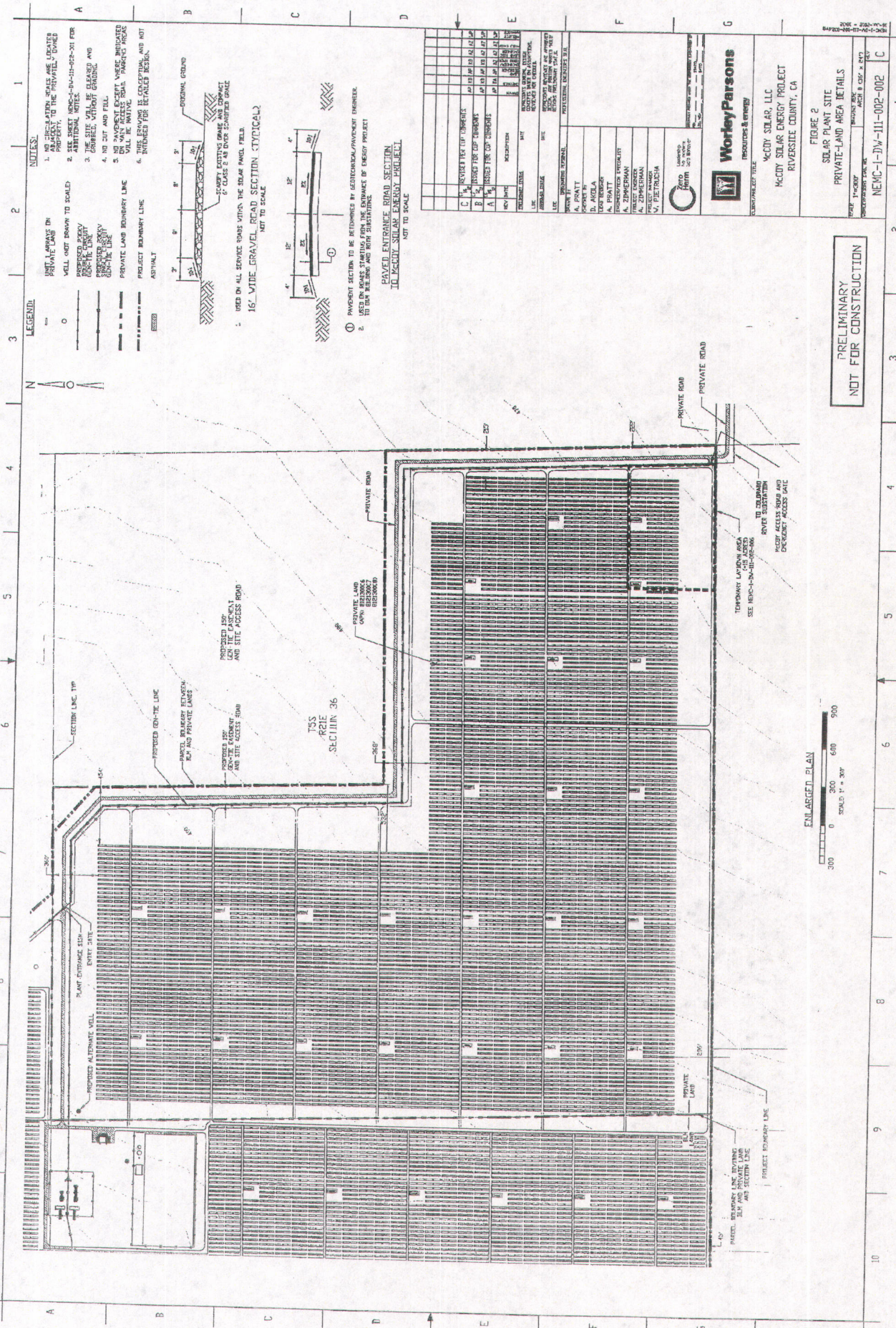


McCOY SOLAR, LLC  
 McCOY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

COVER SHEET

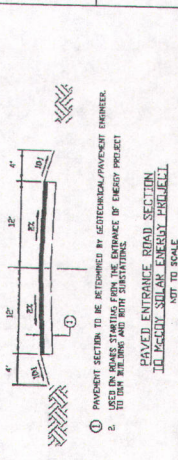
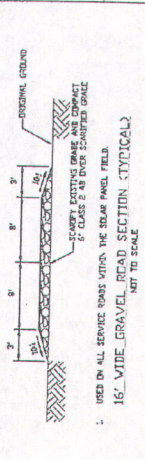
DATE NOT TO SCALE: 9/26/12  
 SHEET NO. 1 OF 11  
 PROJECT NO. MEHC-1-DW-111-000-001





- NOTES:**
- NO EUCALYPTUS TREES ARE LOCATED ADJACENT TO THE PRIVATELY OWNED ADDITIONAL NOTES
  - THE SITE WILL BE CLEARED AND BURNED WITHOUT GRADING
  - NO CUT AND FILL
  - ON VANT WELLS DEEP WELLS BOUNDARIES WILL BE INDICATED BY DASHED LINES AND NOT INTENDED FOR BUILT RECORD.

- LEGEND:**
- PROPOSED LANEWAY ON WELL NOT SHOWN TO SCALE
  - PROPOSED DECKY FOR THE LANEWAY
  - PROPOSED DECKY FOR THE LANEWAY
  - PROJECT BOUNDARY LINE
  - ASPHALT



PAVED ENTRANCE ROAD SECTION TO MCCOY SOLAR ENERGY PROJECT

NO.	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE CURB	16	LINEAR FEET
2	GRAVEL	16	LINEAR FEET
3	ASPHALT	16	LINEAR FEET

PROFESSIONAL ENGINEER'S SEAL

NAME	DATE
PROJECT	
CLIENT	
LOCATION	
SCALE	
DATE	

**WorkleyParsons**  
resources & energy

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

FIGURE 2  
SOLAR PLANT SITE  
PRIVATE-LAND AREA DETAILS

PROJECT NO. NEMC-1-JW-111-002-002

PAVED ENTRANCE ROAD SECTION TO MCCOY SOLAR ENERGY PROJECT

16' WIDE GRAVEL ROAD SECTION (TYPICAL)

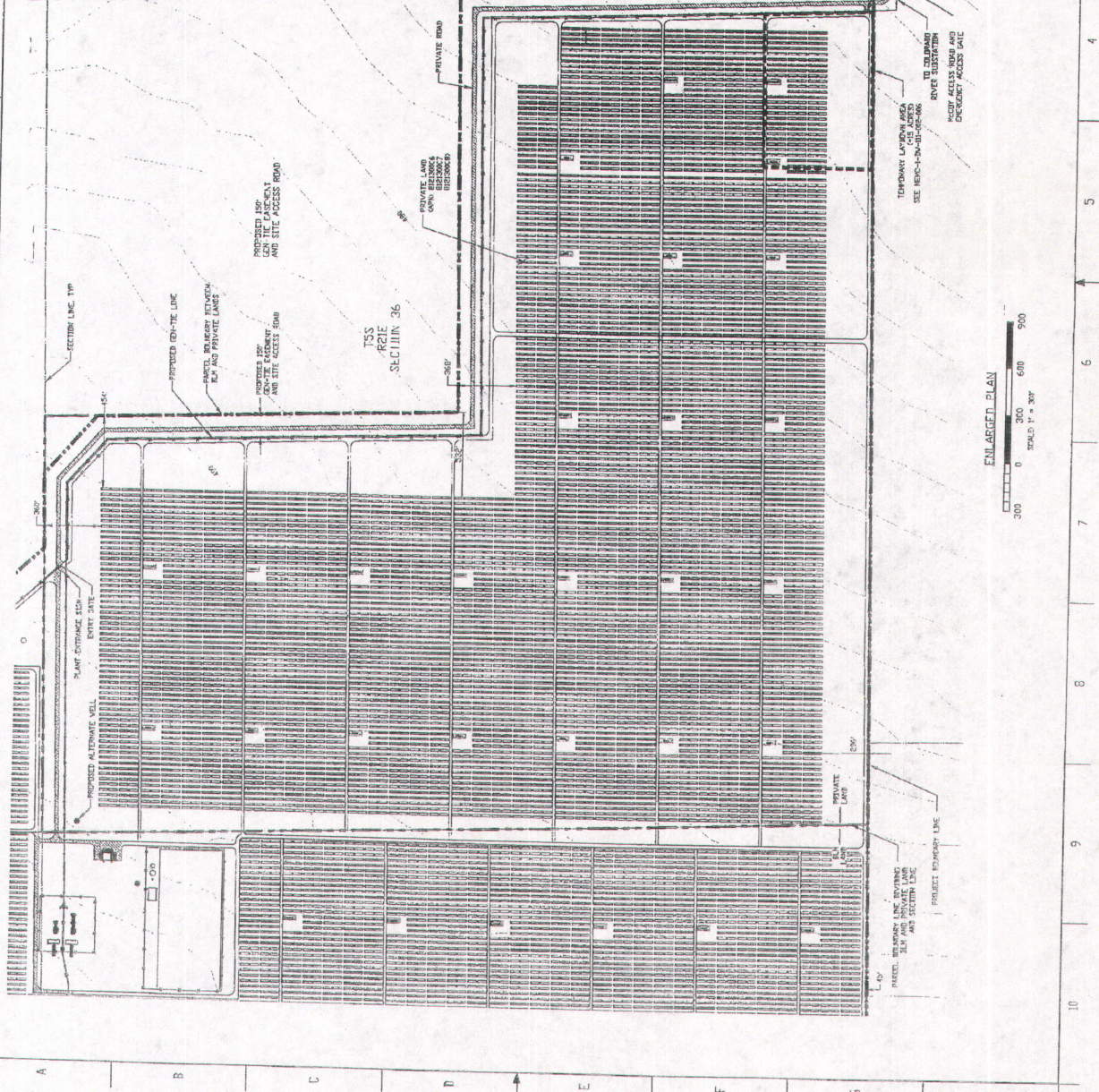
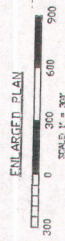
PAVED ENTRANCE ROAD SECTION TO MCCOY SOLAR ENERGY PROJECT

PROFESSIONAL ENGINEER'S SEAL

WORKLEYPARSONS

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

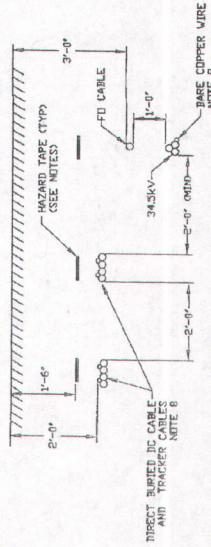
PRELIMINARY  
NOT FOR CONSTRUCTION





LEGEND:

- DIRECT BURIED DC CABLE
- CABLE TRAY USED TO CP
- ON DIRECT BURIED DC CABLE
- COMBINER BOX (CB)
- SUBCOMBINER BOX (SCB)



NOTES:

- THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.
- THIS DRAWING IS REPRESENTATIVE AND BASED ON SPECIFIC TECHNOLOGY. ANY CHANGES IN TECHNOLOGY MAY AFFECT THE TOTAL POWER OUTPUT AND DC/AC RATIO.
- THE DC CAPACITY OF THIS BLOCK IS 2.0 MW. USING APPROXIMATELY 2,000 FIRST SOLAR 97 W PANELS IN STRINGS OF 10. CHARACTERISTICS OF THESE PANELS ARE ESTIMATED BASED ON THE FS-385 PHASE OF THIS PROJECT.
- THE AC CAPACITY OF THIS BLOCK IS 2.0 MW AC LIMITED BY A SIEMENS SINVERT P45000 INVERTER THROUGH THE 30/AC RATIO IS 120.
- EACH 2.0 MW AC BLOCK CONTAINS 874 SINGLE AXIS TRACKERS. EACH TRACKER CARRIES 84 PANELS THREE HIGH IN PORTRAIT.
- GROUND COVER RATIO IS 35% WHICH MAKES SHADING NEGLECTABLE.
- LOCATIONS OF ALL PROPOSED ITEMS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- DC CABLE FROM SUB COMBINER BOX TO COMBINER BOX IS 86 AWG CU RHM-2, 1000V, 81/0 AVG BARE COPPER GND IN 6" CABLE TRAY OR DIRECTLY BURIED.
- DC CABLE FROM COMBINER BOX TO INVERTERS IS TMD-4000CHIL CU RHM-2, 1000V, 83/0 AVG BARE COPPER GND DIRECTLY BURIED.
- NO PAVEMENT EXCEPT ON MAIN ACCESS ROAD AS INDICATED ON DRAWING NEMC-1-DW-11-002-002. PARKING AREAS WILL BE NATIVE.

NOT FOR CONSTRUCTION FOR PERMITTING ONLY

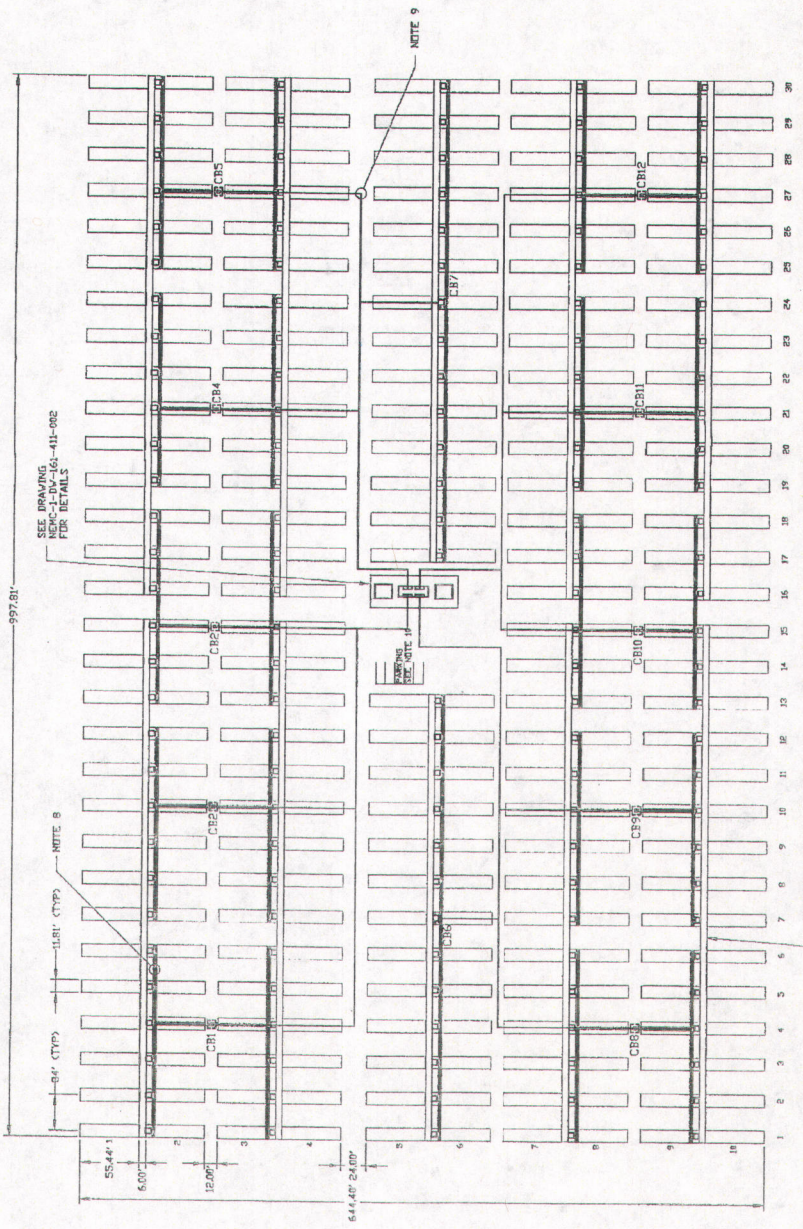
NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
2	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
3	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
4	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
5	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
6	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
7	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
8	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW
9	ISSUED FOR PERMIT REVIEW	04/15/11	ISSUED FOR PERMIT REVIEW

**WorkleyParsons**  
INDUSTRIALS & ENERGY

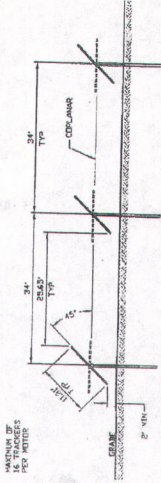
McGUY SOLAR, LLC  
McGUY SOLAR ENERGY PROJECT  
RIVERVIEW COUNTY, GA

FIGURE 3  
2 MW BLOCK AND  
DC CABLELING DETAILS

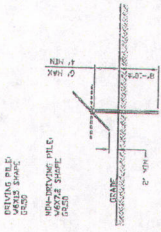
SCALE: AS NOTED  
DRAWING NO: NEMC-1-DW-11-002-004  
PROJECT NO: NEMC-1-DW-11-002-004



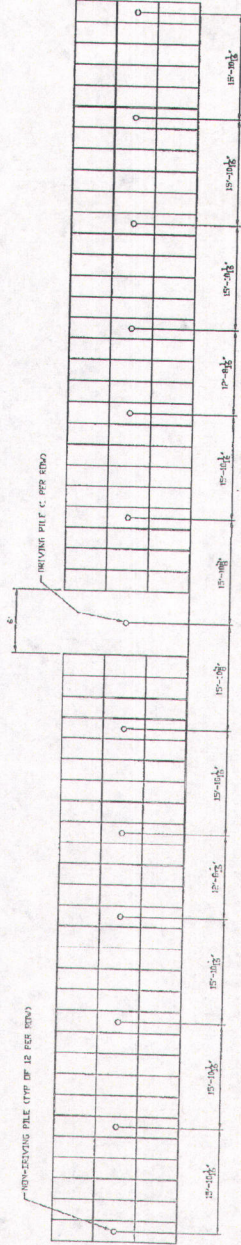
- NOTES:**
- SEE MEMO-1-DW-111-012-004 FOR PARKING LOCATIONS ALLOCATED NEAR TRACKER ROWS.
  - THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



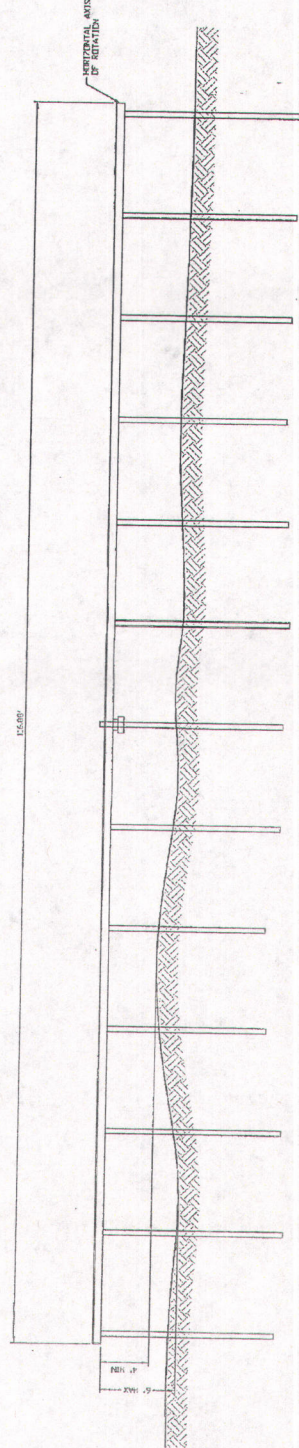
**ELEVATION OF PILE FOUNDATION DETAIL**  
SCALE 1/4" = 1'



**PLAN OF PILE FOUNDATION DETAIL**  
SCALE 1/4" = 1'



**PLAN OF TYPICAL TRACKER ROW**  
SCALE 1/4" = 1'



**ELEVATION OF TYPICAL TRACKER ROW**  
SCALE 1/4" = 1'

**NOT FOR CONSTRUCTION FOR PERMITTING ONLY**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/14/11	W.P.
2	REVISED PER TOP COMMENTS	11/14/11	W.P.
3	REVISED PER TOP COMMENTS	11/14/11	W.P.
4	REVISED PER TOP COMMENTS	11/14/11	W.P.
5	REVISED PER TOP COMMENTS	11/14/11	W.P.
6	REVISED PER TOP COMMENTS	11/14/11	W.P.
7	REVISED PER TOP COMMENTS	11/14/11	W.P.
8	REVISED PER TOP COMMENTS	11/14/11	W.P.
9	REVISED PER TOP COMMENTS	11/14/11	W.P.
10	REVISED PER TOP COMMENTS	11/14/11	W.P.

**WorkleyParsons**  
resources & energy

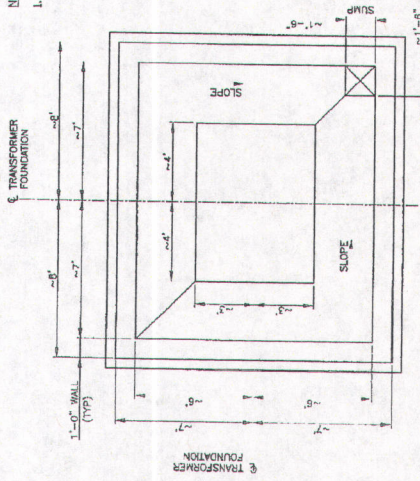
McCOY SOLAR, LLC  
McCOY SOLAR ENERGY PROJECT  
RIVERSIDE COUNTY, CA

FIGURE 4  
TYPICAL TRACKER DETAILS

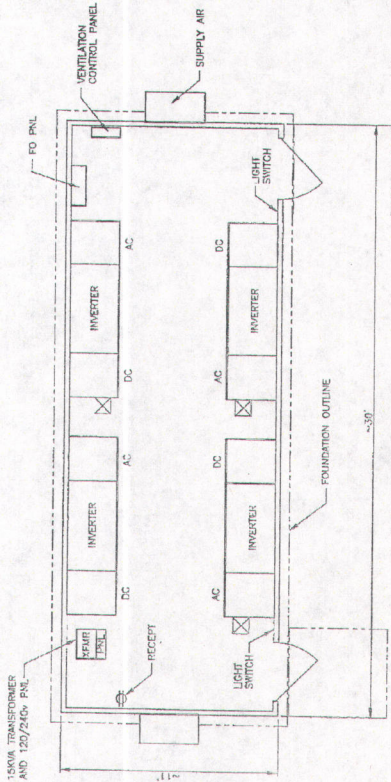
MEMO-1-DW-161-411-001



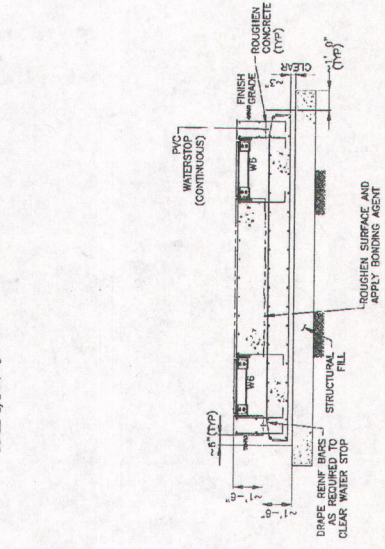
NOTES:  
 1. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



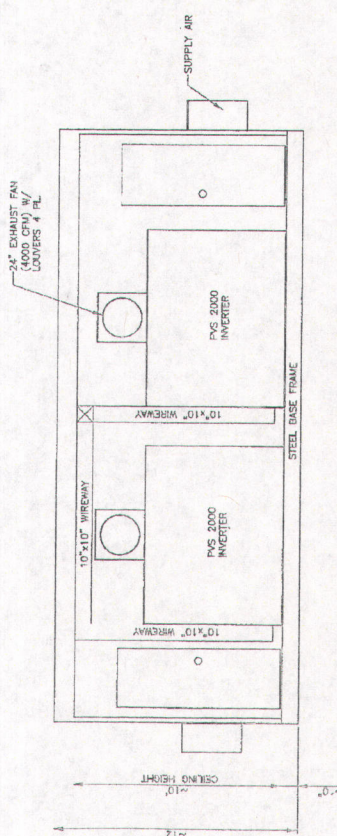
PLAN  
 TYPICAL TRANSFORMER FOUNDATION  
 SCALE: 3/8"=1'-0"



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



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



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

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	07/18/16	AP	AP
2	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
3	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
4	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
5	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
6	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
7	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
8	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
9	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
10	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
11	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
12	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
13	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
14	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
15	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
16	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
17	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
18	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
19	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP
20	ISSUED FOR CONSTRUCTION	07/18/16	AP	AP

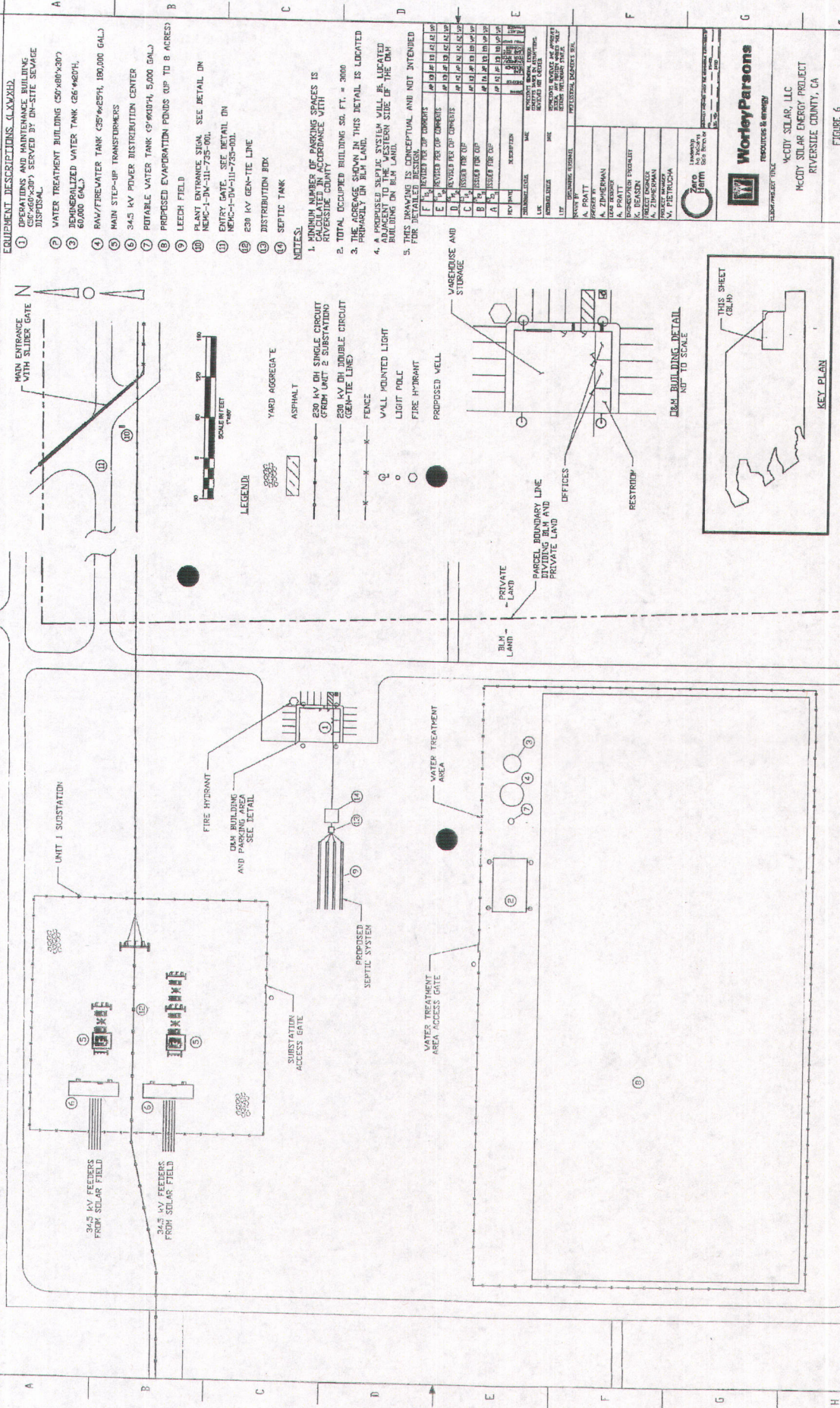
**WorleyParsons**  
 resources & energy

McGIDY SOLAR, LLC  
 McGY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

FIGURE 5  
 TYPICAL INVERTER CONVERSION STATION DETAILS

SCALE: 3/8"=1'-0"  
 SHEET NO. NEMC-1-DIV-16-1-411-002

**NOT FOR CONSTRUCTION FOR PERMITTING ONLY**



**EQUIPMENT DESCRIPTIONS (LXXVII)**

- ① OPERATIONS AND MAINTENANCE BUILDING (60'x80'x30') SERVED BY ON-SITE SEWAGE DISPOSAL
- ② WATER TREATMENT BUILDING (60'x80'x30')
- ③ BEHUNGALIZED WATER TANK (26'x42PH, 60,000 GAL)
- ④ RAW/FIREWATER TANK (35'x42PH, 150,000 GAL)
- ⑤ MAIN STEP-UP TRANSFORMERS
- ⑥ 34.5 KV POWER DISTRIBUTION CENTER
- ⑦ PORTABLE WATER TANK (9'x10'x4, 5,000 GAL)
- ⑧ PROPOSED EVAPORATION PONDS (UP TO 8 ACRES)
- ⑨ LEACH FIELD
- ⑩ PLANT ENTRANCE SIGN. SEE DETAIL DN NEMC-1-DV-111-735-001.
- ⑪ ENTRY GATE. SEE DETAIL DN NEMC-1-DV-111-735-001.
- ⑫ 230 KV GEN-TIE LINE
- ⑬ DISTRIBUTION BOX
- ⑭ SEPTIC TANK

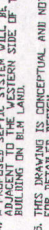
**NOTES:**

1. MINIMUM SPACES OF PARKING SPACES IS CALCULATED IN ACCORDANCE WITH REVERSHIDE COUNTY
2. TOTAL OCCUPIED BUILDING SQ. FT. = 3000
3. THE ACREAGE SHOWN IN THIS DETAIL IS LOCATED PROBABLY ON BLM LAND.
4. A PROPOSED SEPTIC SYSTEM WILL BE LOCATED BUILDING ON BLM LAND WESTERN SIDE OF THE DM BUILDING.
5. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR RETAILED DESIGN.

**LEGEND:**

- YARD AGGREGATE
- ASPHALT
- 230 KV DM SINGLE CIRCUIT FROM UNIT 2 SUBSTATION
- 230 KV DM DOUBLE CIRCUIT (GEN-TIE LINE)
- FENCE
- VALL MOUNTED LIGHT
- LIGHT POLE
- FIRE HYDRANT
- PROPOSED WELL

**KEY PLAN:**



REV	DATE	DESCRIPTION
1	08/14/2018	ISSUED FOR PERMITS
2	08/14/2018	ISSUED FOR PERMITS
3	08/14/2018	ISSUED FOR PERMITS
4	08/14/2018	ISSUED FOR PERMITS
5	08/14/2018	ISSUED FOR PERMITS
6	08/14/2018	ISSUED FOR PERMITS
7	08/14/2018	ISSUED FOR PERMITS
8	08/14/2018	ISSUED FOR PERMITS
9	08/14/2018	ISSUED FOR PERMITS
10	08/14/2018	ISSUED FOR PERMITS
11	08/14/2018	ISSUED FOR PERMITS
12	08/14/2018	ISSUED FOR PERMITS
13	08/14/2018	ISSUED FOR PERMITS
14	08/14/2018	ISSUED FOR PERMITS
15	08/14/2018	ISSUED FOR PERMITS
16	08/14/2018	ISSUED FOR PERMITS
17	08/14/2018	ISSUED FOR PERMITS
18	08/14/2018	ISSUED FOR PERMITS
19	08/14/2018	ISSUED FOR PERMITS
20	08/14/2018	ISSUED FOR PERMITS
21	08/14/2018	ISSUED FOR PERMITS
22	08/14/2018	ISSUED FOR PERMITS
23	08/14/2018	ISSUED FOR PERMITS
24	08/14/2018	ISSUED FOR PERMITS
25	08/14/2018	ISSUED FOR PERMITS
26	08/14/2018	ISSUED FOR PERMITS
27	08/14/2018	ISSUED FOR PERMITS
28	08/14/2018	ISSUED FOR PERMITS
29	08/14/2018	ISSUED FOR PERMITS
30	08/14/2018	ISSUED FOR PERMITS
31	08/14/2018	ISSUED FOR PERMITS
32	08/14/2018	ISSUED FOR PERMITS
33	08/14/2018	ISSUED FOR PERMITS
34	08/14/2018	ISSUED FOR PERMITS
35	08/14/2018	ISSUED FOR PERMITS
36	08/14/2018	ISSUED FOR PERMITS
37	08/14/2018	ISSUED FOR PERMITS
38	08/14/2018	ISSUED FOR PERMITS
39	08/14/2018	ISSUED FOR PERMITS
40	08/14/2018	ISSUED FOR PERMITS
41	08/14/2018	ISSUED FOR PERMITS
42	08/14/2018	ISSUED FOR PERMITS
43	08/14/2018	ISSUED FOR PERMITS
44	08/14/2018	ISSUED FOR PERMITS
45	08/14/2018	ISSUED FOR PERMITS
46	08/14/2018	ISSUED FOR PERMITS
47	08/14/2018	ISSUED FOR PERMITS
48	08/14/2018	ISSUED FOR PERMITS
49	08/14/2018	ISSUED FOR PERMITS
50	08/14/2018	ISSUED FOR PERMITS
51	08/14/2018	ISSUED FOR PERMITS
52	08/14/2018	ISSUED FOR PERMITS
53	08/14/2018	ISSUED FOR PERMITS
54	08/14/2018	ISSUED FOR PERMITS
55	08/14/2018	ISSUED FOR PERMITS
56	08/14/2018	ISSUED FOR PERMITS
57	08/14/2018	ISSUED FOR PERMITS
58	08/14/2018	ISSUED FOR PERMITS
59	08/14/2018	ISSUED FOR PERMITS
60	08/14/2018	ISSUED FOR PERMITS
61	08/14/2018	ISSUED FOR PERMITS
62	08/14/2018	ISSUED FOR PERMITS
63	08/14/2018	ISSUED FOR PERMITS
64	08/14/2018	ISSUED FOR PERMITS
65	08/14/2018	ISSUED FOR PERMITS
66	08/14/2018	ISSUED FOR PERMITS
67	08/14/2018	ISSUED FOR PERMITS
68	08/14/2018	ISSUED FOR PERMITS
69	08/14/2018	ISSUED FOR PERMITS
70	08/14/2018	ISSUED FOR PERMITS
71	08/14/2018	ISSUED FOR PERMITS
72	08/14/2018	ISSUED FOR PERMITS
73	08/14/2018	ISSUED FOR PERMITS
74	08/14/2018	ISSUED FOR PERMITS
75	08/14/2018	ISSUED FOR PERMITS
76	08/14/2018	ISSUED FOR PERMITS
77	08/14/2018	ISSUED FOR PERMITS
78	08/14/2018	ISSUED FOR PERMITS
79	08/14/2018	ISSUED FOR PERMITS
80	08/14/2018	ISSUED FOR PERMITS
81	08/14/2018	ISSUED FOR PERMITS
82	08/14/2018	ISSUED FOR PERMITS
83	08/14/2018	ISSUED FOR PERMITS
84	08/14/2018	ISSUED FOR PERMITS
85	08/14/2018	ISSUED FOR PERMITS
86	08/14/2018	ISSUED FOR PERMITS
87	08/14/2018	ISSUED FOR PERMITS
88	08/14/2018	ISSUED FOR PERMITS
89	08/14/2018	ISSUED FOR PERMITS
90	08/14/2018	ISSUED FOR PERMITS
91	08/14/2018	ISSUED FOR PERMITS
92	08/14/2018	ISSUED FOR PERMITS
93	08/14/2018	ISSUED FOR PERMITS
94	08/14/2018	ISSUED FOR PERMITS
95	08/14/2018	ISSUED FOR PERMITS
96	08/14/2018	ISSUED FOR PERMITS
97	08/14/2018	ISSUED FOR PERMITS
98	08/14/2018	ISSUED FOR PERMITS
99	08/14/2018	ISSUED FOR PERMITS
100	08/14/2018	ISSUED FOR PERMITS

**DM BUILDING DETAIL**

NOT TO SCALE

PARCEL BOUNDARY LINE INVOLVING BLM AND PRIVATE LAND

BLM LAND

PRIVATE LAND

WAREHOUSE AND STORAGE

OFFICES

RESTRICTION

THIS SHEET (DL1)

KEY PLAN

**FIGURE 6**

**TYPICAL DM BUILDING AND SUBSTATION DETAILS**

McCoy Solar Energy Project  
REVERSHIDE COUNTY, CA

SCALE: 1/4"=1'-0"  
DATE: 08/14/2018  
PROJECT NO: NEMC-1-DV-111-735-001

FIGURE 6

NOT FOR CONSTRUCTION FOR PERMITTING ONLY

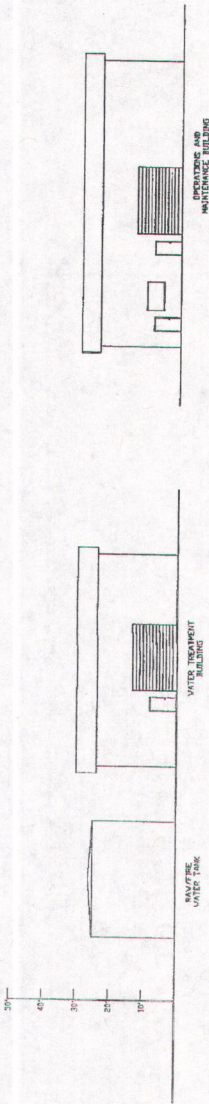
WorleyParsons  
resources & energy

McCoy Solar, LLC  
McCoy Solar Energy Project  
REVERSHIDE COUNTY, CA

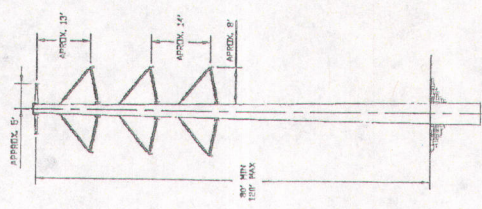
FIGURE 6  
TYPICAL DM BUILDING AND SUBSTATION DETAILS  
SCALE: 1/4"=1'-0"  
DATE: 08/14/2018  
PROJECT NO: NEMC-1-DV-111-735-001

**NOTES:**

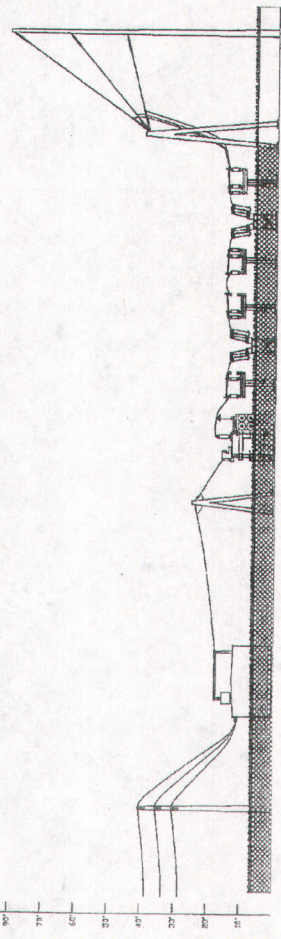
1. BUILDING AND TANK ELEVATIONS ARE FOR USE AS A REFERENCE ONLY. BE CONSIDERED PRELIMINARY WITH THE SURROUNDING ENVIRONMENT.
2. SEE MEHC-PA-111-002-005 FOR PLAN VIEW.
3. THIS DRAWING IS CONCEPTUAL AND IS NOT INTENDED FOR FINAL DESIGN.



**ELEVATION  
TYPICAL BUILDING AND WATER TANK**  
NOT TO SCALE



**ELEVATION  
230 KV DOUBLE CIRCUIT POLE**  
NOT TO SCALE



**ELEVATION  
TYPICAL SUBSTATION EQUIPMENT**  
NOT TO SCALE

NO.	REVISION	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

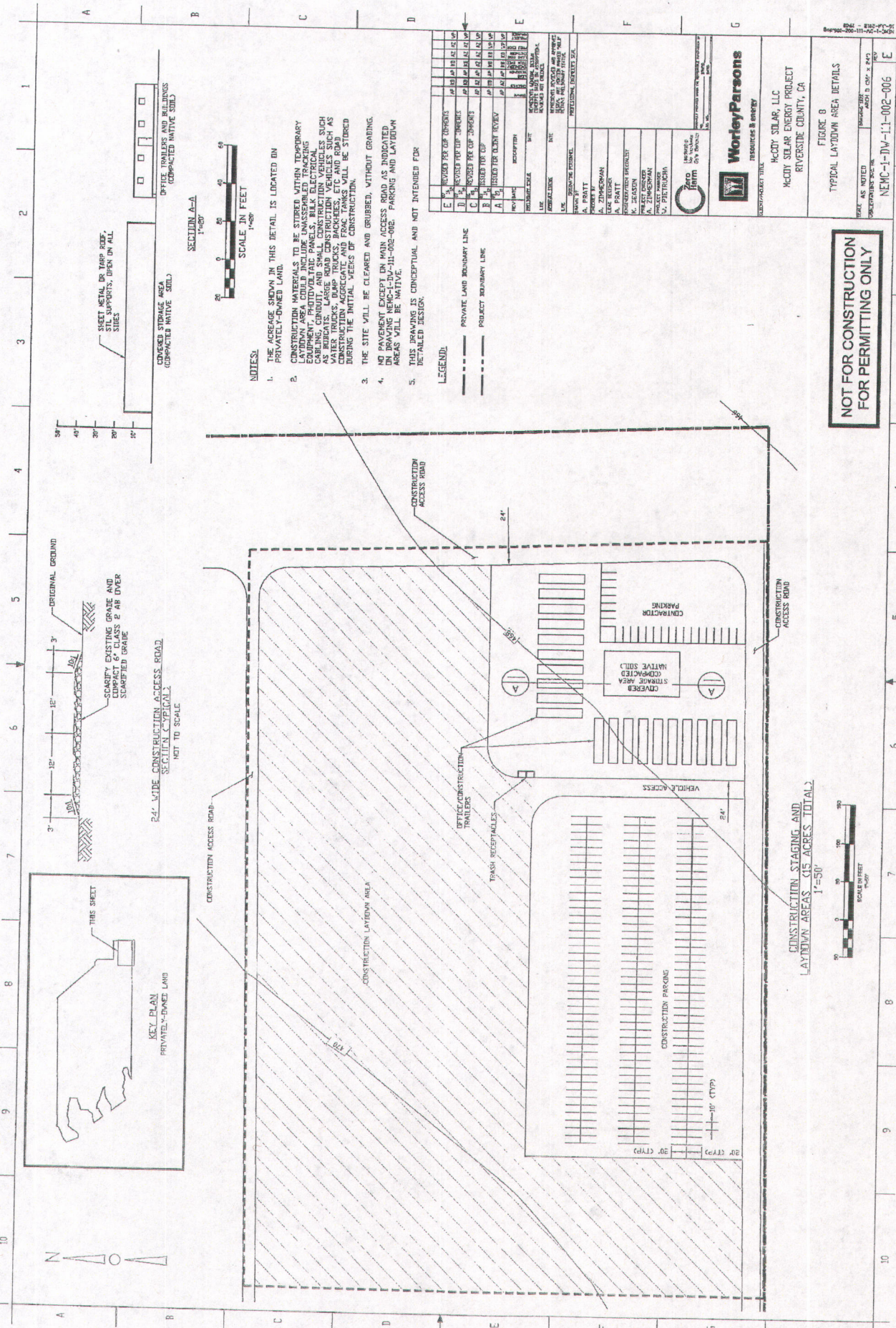
**WorleyParsons**  
resources & energy

McCoy Solar, LLC  
McCoy Solar Energy Project  
Riverside County, CA

FIGURE 7  
TYPICAL ELEVATIONS

MEHC-1-DW-111-002-005

**NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY**



SECTION A-A  
1"=50'

SCALE IN FEET  
1"=50'

**NOTES:**

1. THE ACREAGE SHOWN IN THIS DETAIL IS LOCATED ON PRIVATELY-OWNED LAND.
2. CONSTRUCTION MATERIALS TO BE STORED WITHIN TEMPORARY LAYDOWN AREA COULD INCLUDE UNASSEMBLED TRUCKING TRAILERS, CEMENT, BRICKS, BLOCKS, ELECTRIC CABLES, CONDUIT, AND SMALL CONSTRUCTION VEHICLES SUCH AS SUBCOMPACTS, LARGE ROAD CONSTRUCTION VEHICLES SUCH AS CONCRETE PUMPS, TRUCKS, TRAILERS, ETC. AND ROAD CONSTRUCTION AGGREGATE AND PACKING. ALL WILL BE STORED DURING THE INITIAL YEARS OF CONSTRUCTION.
3. THE SITE WILL BE CLEARED AND GRUBBED, WITHOUT GRADING.
4. NO PROPOSED EXCEPT ON MAIN ACCESS ROAD AS INDICATED ON DRAWING NEMC-1-104-1-1-002-006. PARKING AND LAYDOWN AREAS WILL BE NATIVE.
5. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.

**LEGEND:**

- PRIVATE LAND BOUNDARY LINE
- PROJECT BOUNDARY LINE

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
2	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
3	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
4	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
5	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
6	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
7	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
8	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
9	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
10	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
2	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
3	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
4	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
5	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
6	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
7	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
8	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
9	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT
10	REVISED FOR PERMIT	10/15/10	W. ZIMMERMAN	A. PRATT

**WorleyParsons**  
RESOURCES & ENERGY

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

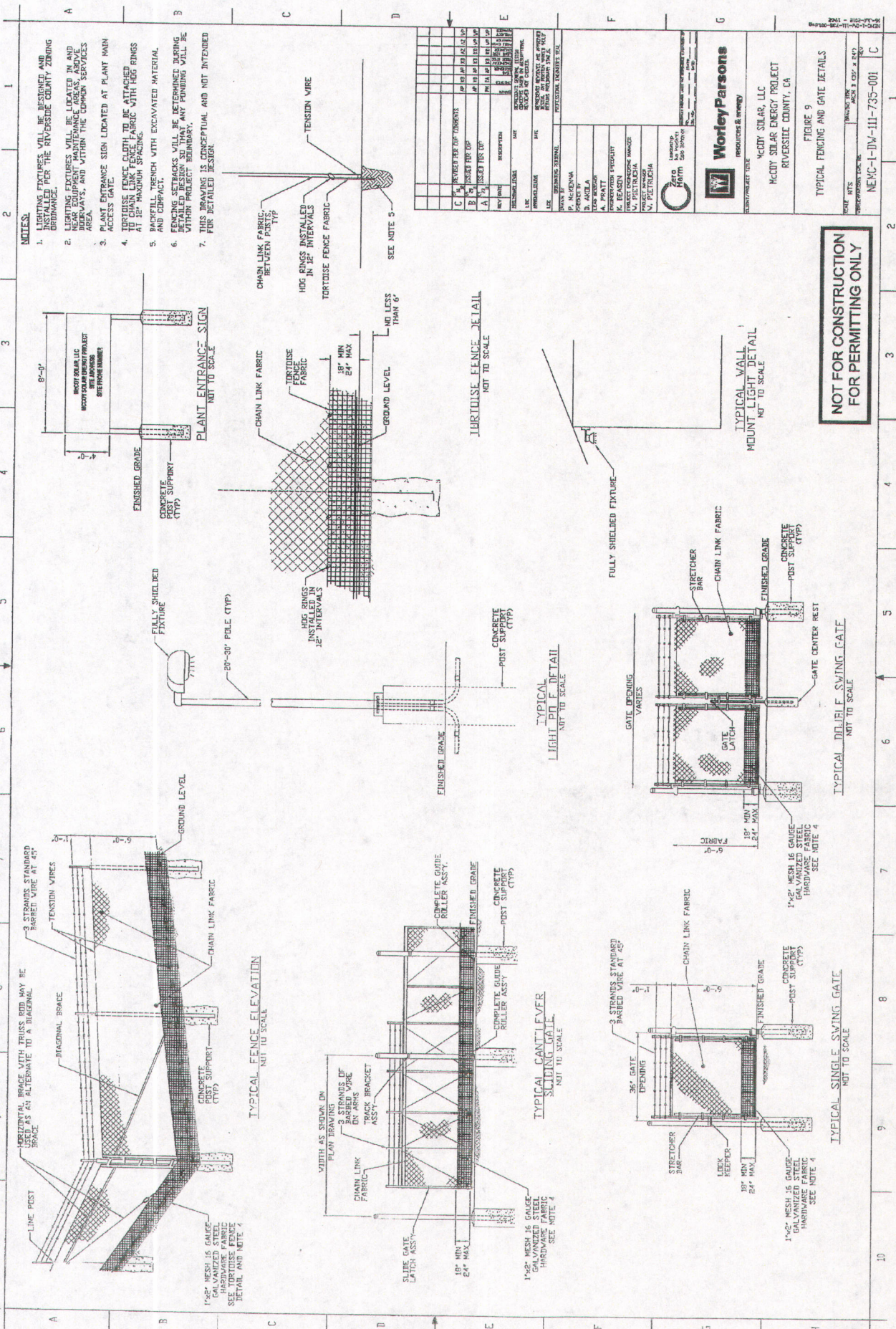
FIGURE B  
TYPICAL LAYDOWN AREA DETAILS

DATE: 10/15/10  
SCALE: AS SHOWN  
PROJECT: MCODY SOLAR ENERGY PROJECT  
SHEET: NEMC-1-104-1-1-002-006

**NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY**

CONSTRUCTION STAGING AND  
LAYDOWN AREAS - (S' ACRES TOTAL)  
1"=50'





**NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR 10"	10/18/11	WJ	WJ
2	ISSUED FOR 12"	10/18/11	WJ	WJ
3	ISSUED FOR 18"	10/18/11	WJ	WJ
4	ISSUED FOR 24"	10/18/11	WJ	WJ
5	ISSUED FOR 30"	10/18/11	WJ	WJ
6	ISSUED FOR 36"	10/18/11	WJ	WJ
7	ISSUED FOR 42"	10/18/11	WJ	WJ
8	ISSUED FOR 48"	10/18/11	WJ	WJ
9	ISSUED FOR 54"	10/18/11	WJ	WJ
10	ISSUED FOR 60"	10/18/11	WJ	WJ

**PROJECT INFORMATION**

PROJECT NO. 11-111-735-001

DATE: 10/18/11

PROJECT: MCCOY SOLAR PROJECT

LOCATION: RIVERSIDE COUNTY, CA

**DESIGNER:** WorleyParsons

**CLIENT:** MCCOY SOLAR, LLC

**PROJECT MANAGER:** MCCOY SOLAR ENERGY PROJECT

**PROJECT ADDRESS:** RIVERSIDE COUNTY, CA

**FIGURE 9**

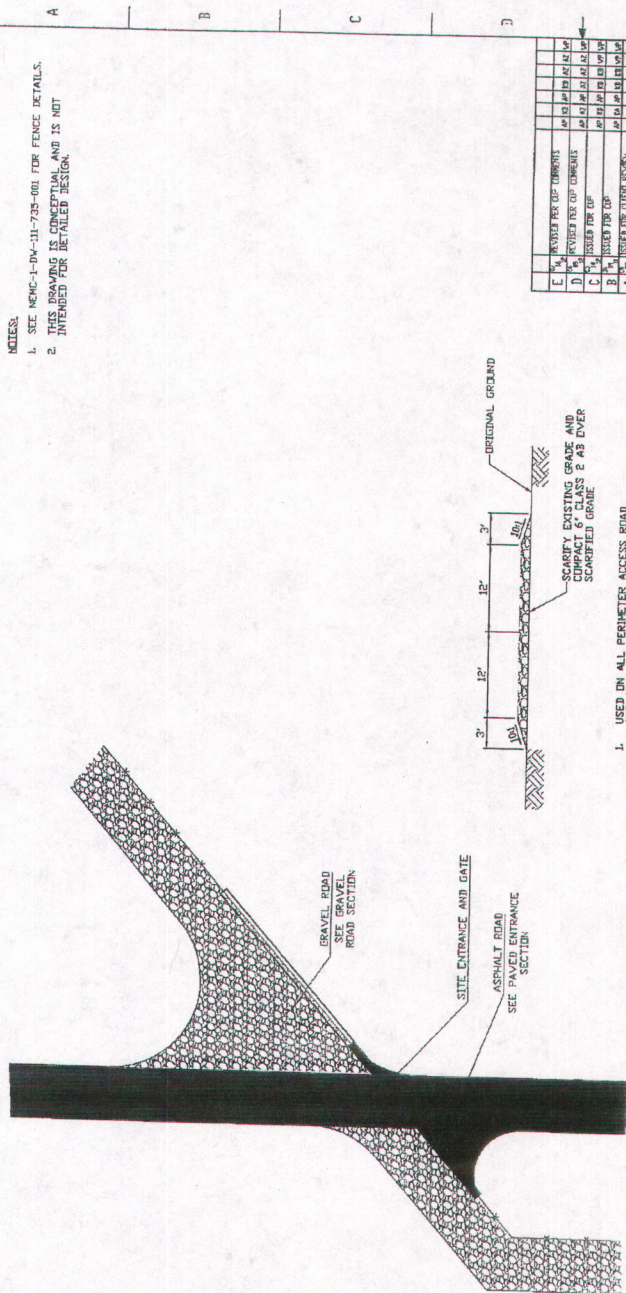
**TYPICAL FENCING AND GATE DETAILS**

SCALE: 1" = 10'-0"

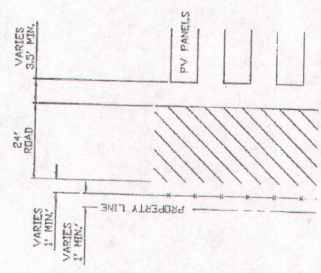
DATE: 10/18/11

BY: WJ

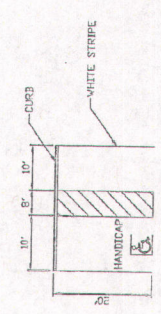
CHKD: WJ



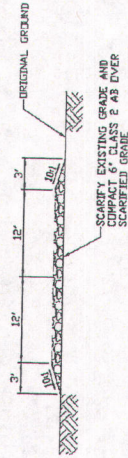
- NOTES:
1. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  2. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  3. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  4. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  5. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  6. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  7. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  8. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  9. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.
  10. SEE NEMC-1-DV-11-735-001 FOR FENCE DETAILS.



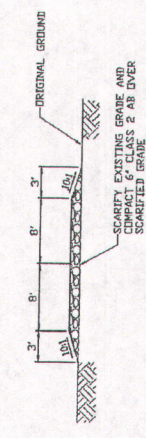
TYPICAL PROPERTY BOUNDARY DETAIL  
NOT TO SCALE



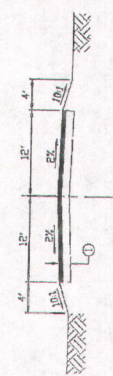
PARKING STACK DETAILS  
NOT TO SCALE



1. USED ON ALL PERIMETER ACCESS ROAD AND CONSTRUCTION ACCESS ROADS.



1. USED ON ALL SERVICE ROADS WITHIN THE SOLAR PANEL FIELD.



1. PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL/PAVEMENT ENGINEER.
2. USED ON ROADS STARTING FROM THE ENTRANCE OF ENERGY PROJECT TO DM SUBSTATIONS.

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

**WorleyParsons**  
resources & energy

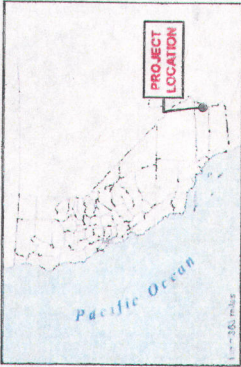
MCCOY SOLAR, LLC  
MCCOY SOLAR ENERGY PROJECT  
RIVERSIDE COUNTY, CA

FIGURE 10  
TYPICAL ROAD DETAILS

NEMC-1-DV-11-735-002

NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY

**McCOY SOLAR  
ENERGY PROJECT  
RIVERSIDE COUNTY, CA**



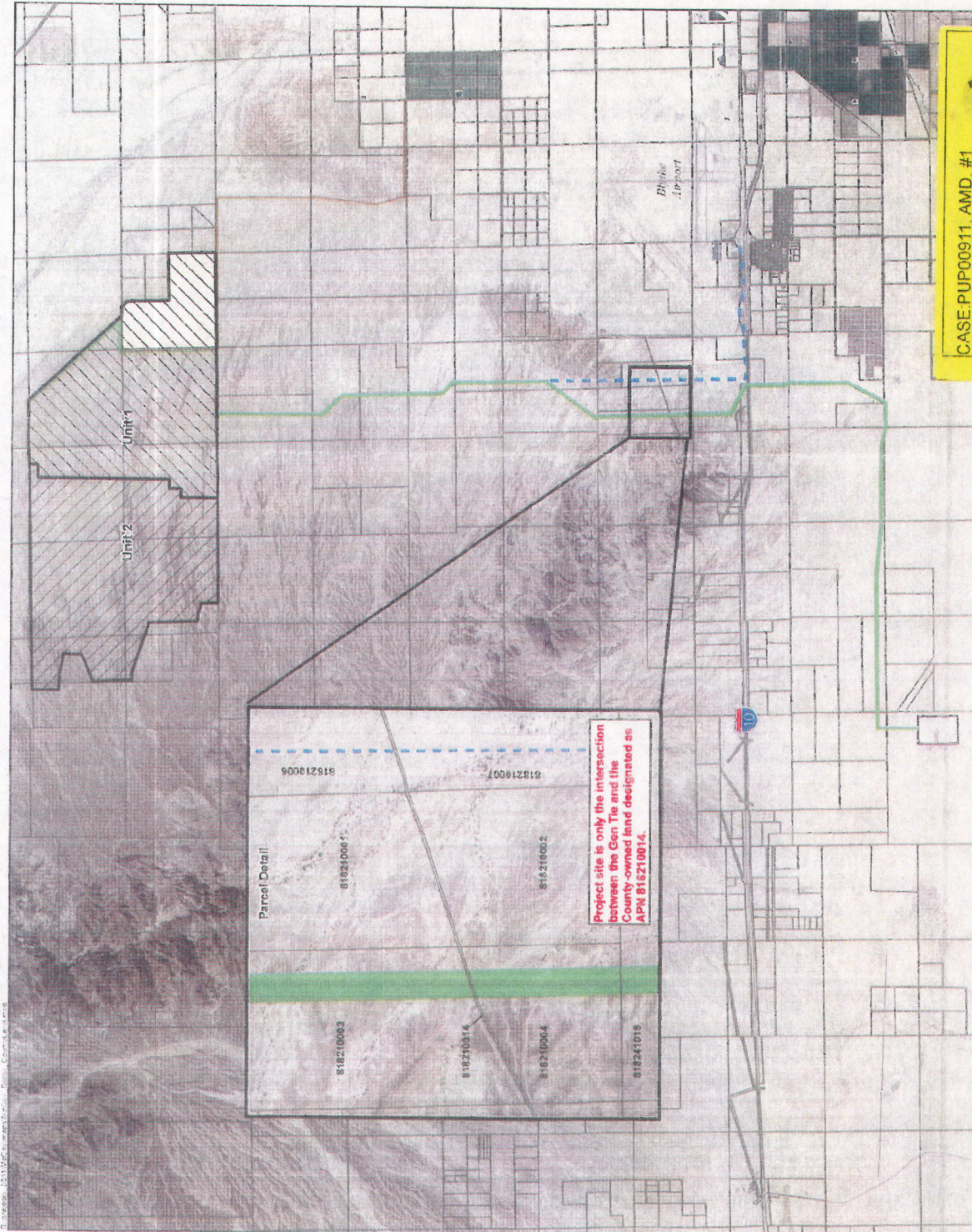
**Legend**

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



Notes:  
(A) UTM Zone 11, NAD 1983 Projection.  
(B) Source data: ESRI, BLM, USGS 7.5 DRSs, ITEC

**PUP GENERAL PROJECT FEATURES**



**Parcel Detail**

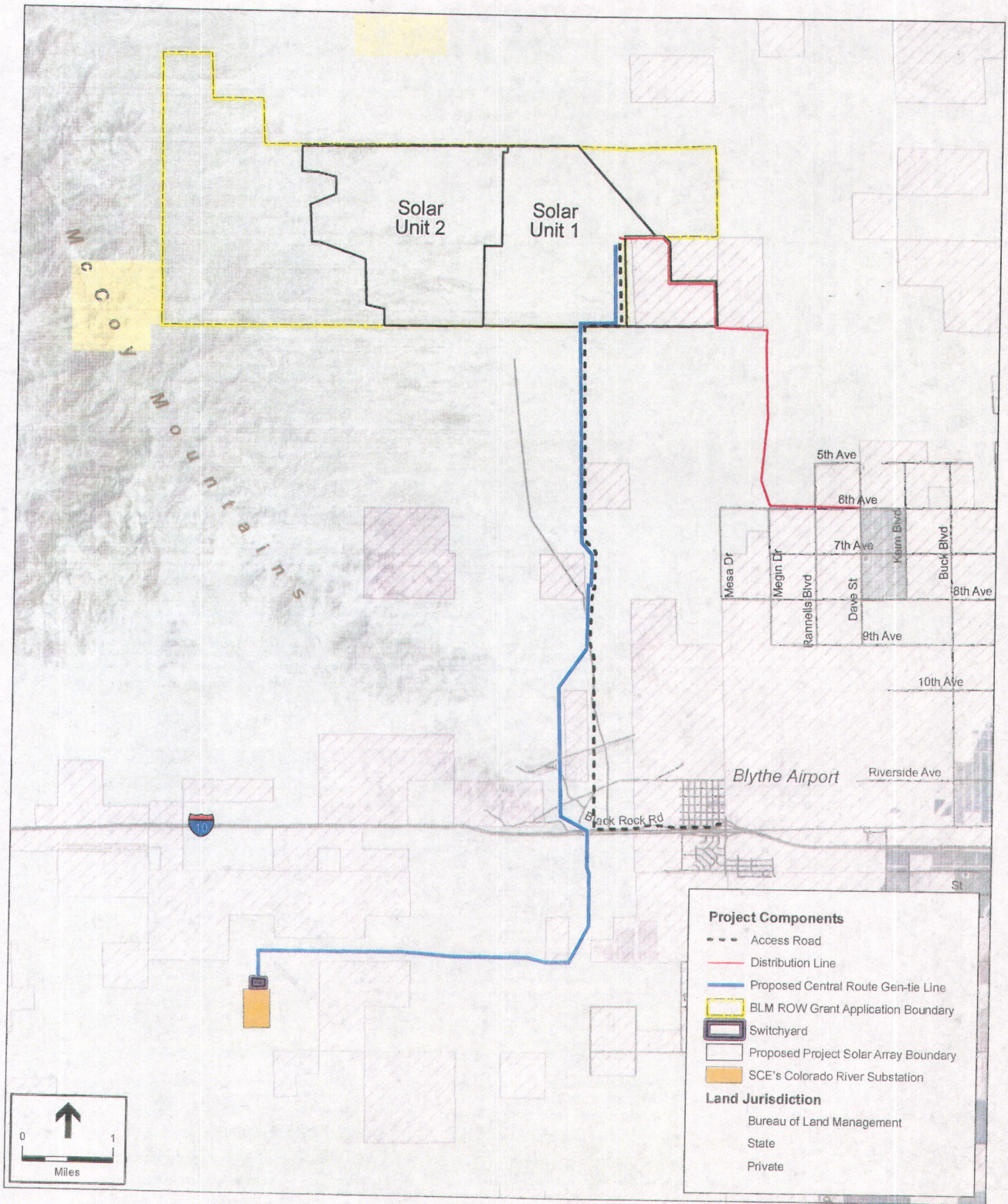
818210003      818210004      818210002      818210007      818210005

818210014      818210004      818210115

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

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

Source: 12/13/2013, 11:30 AM, 11/13/2013, 11:30 AM, 11/13/2013, 11:30 AM

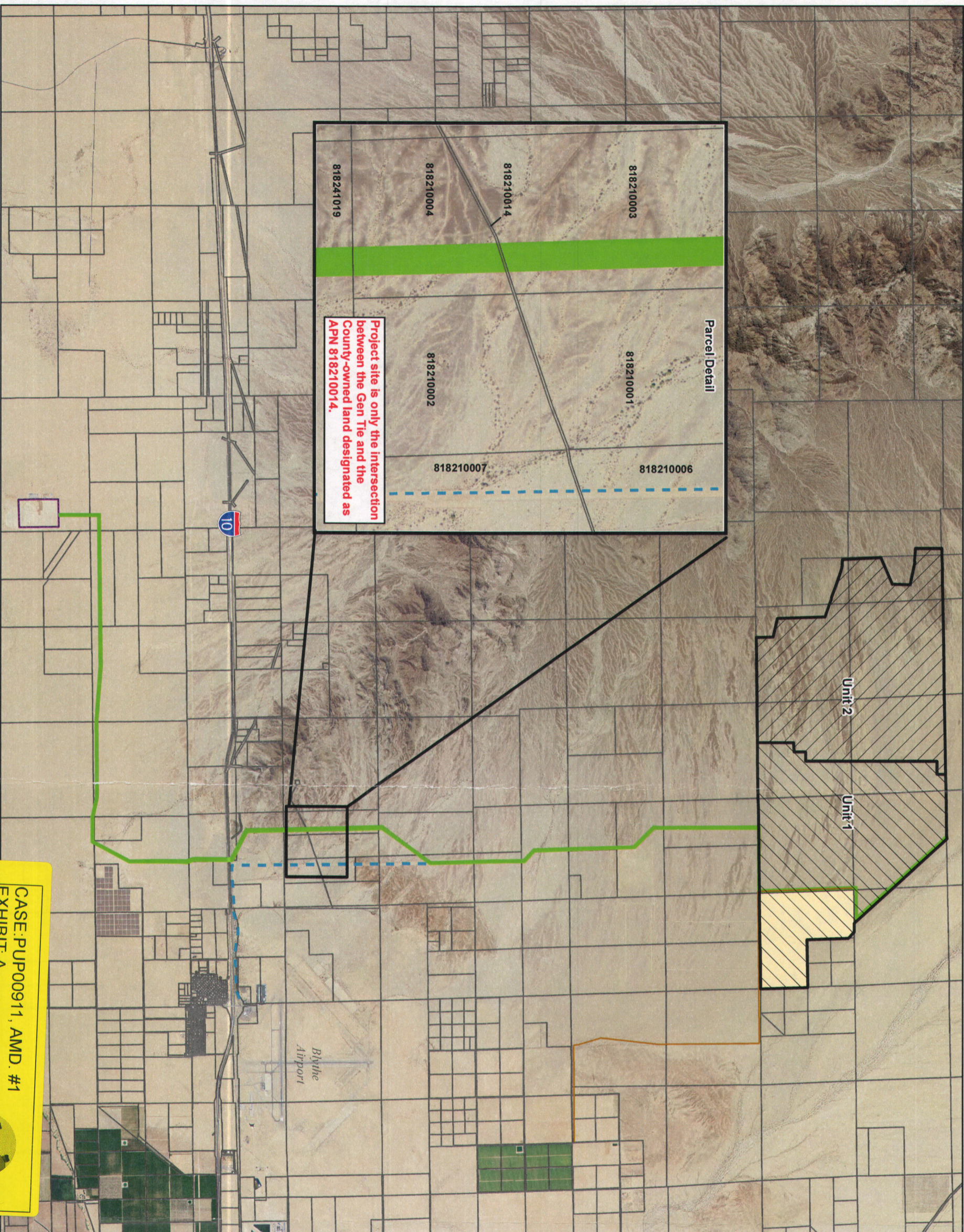


SOURCE: NextEra, 2012

McCoy Solar Energy Project . 211516

**Figure 2-2**  
Proposed Project



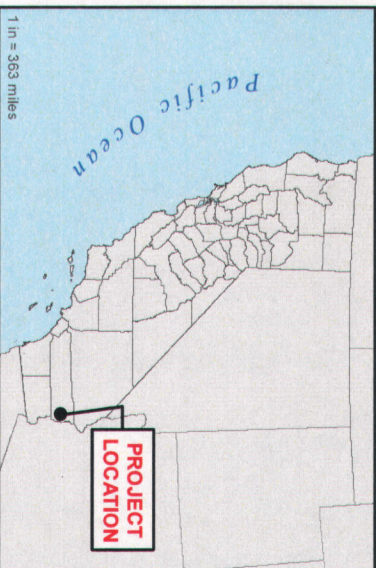


**Parcel Detail**

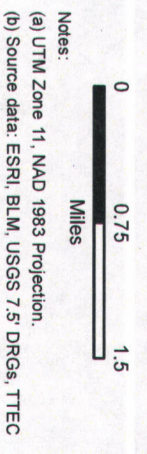
Project site is only the intersection between the Gan Tie and the County-owned land designated as APN 818210014.

# MCCOY SOLAR ENERGY PROJECT

## RIVERSIDE COUNTY, CA



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



PUP GENERAL PROJECT FEATURES



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



Riverside County Board of Supervisors  
Request to Speak

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GIDEON KRACOV, ESQ.  
ON BEHALF OF LOCAL 1184, DAVID VASQUEZ, RALPH FIGUEROA  
Address: 801 S. GRAND AV., 11TH FL.  
(only if follow-up mail response requested)

City: LA Zip: 90017

Phone #: 213-629-2071

Date: 3/11/14 Agenda # 3-29, 3-30

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support  Oppose  Neutral

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

Support  Oppose  Neutral

I give my 3 minutes to: \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 17, 2014

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 664.53

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, March 19, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

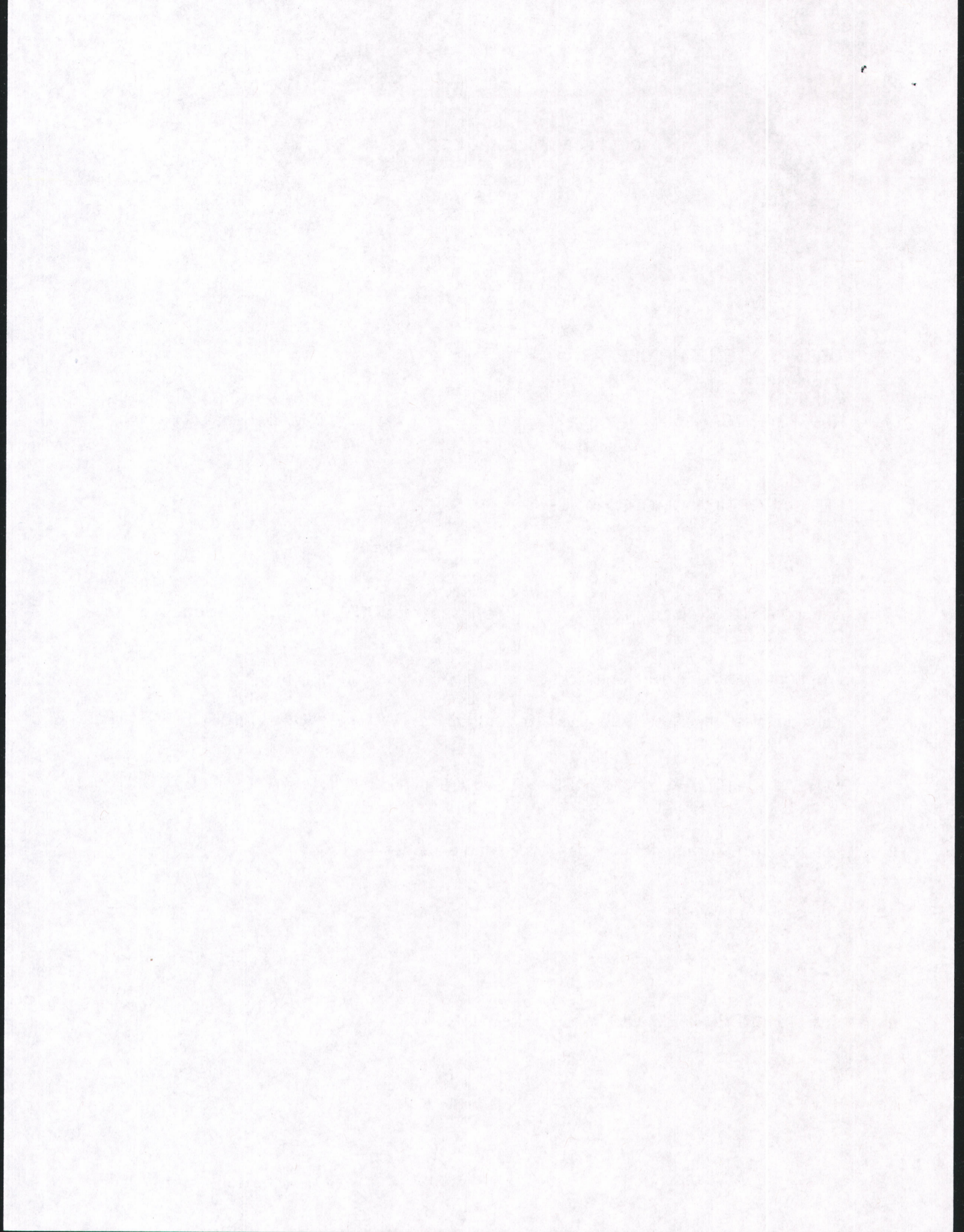
NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD



**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Monday, March 17, 2014 9:13 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: Adoption of Ord. NO. 664.53

Received for publication on March 19. Proof with cost to follow.

Thank You!  
Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.  
\*\*Additional days required for larger ad sizes\*\*

On Mon, Mar 17, 2014 at 8:24 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good morning! Attached is an Adoption of Ordinance, for publication on Wednesday, March 19, 2014.  
Please confirm. THANK You!

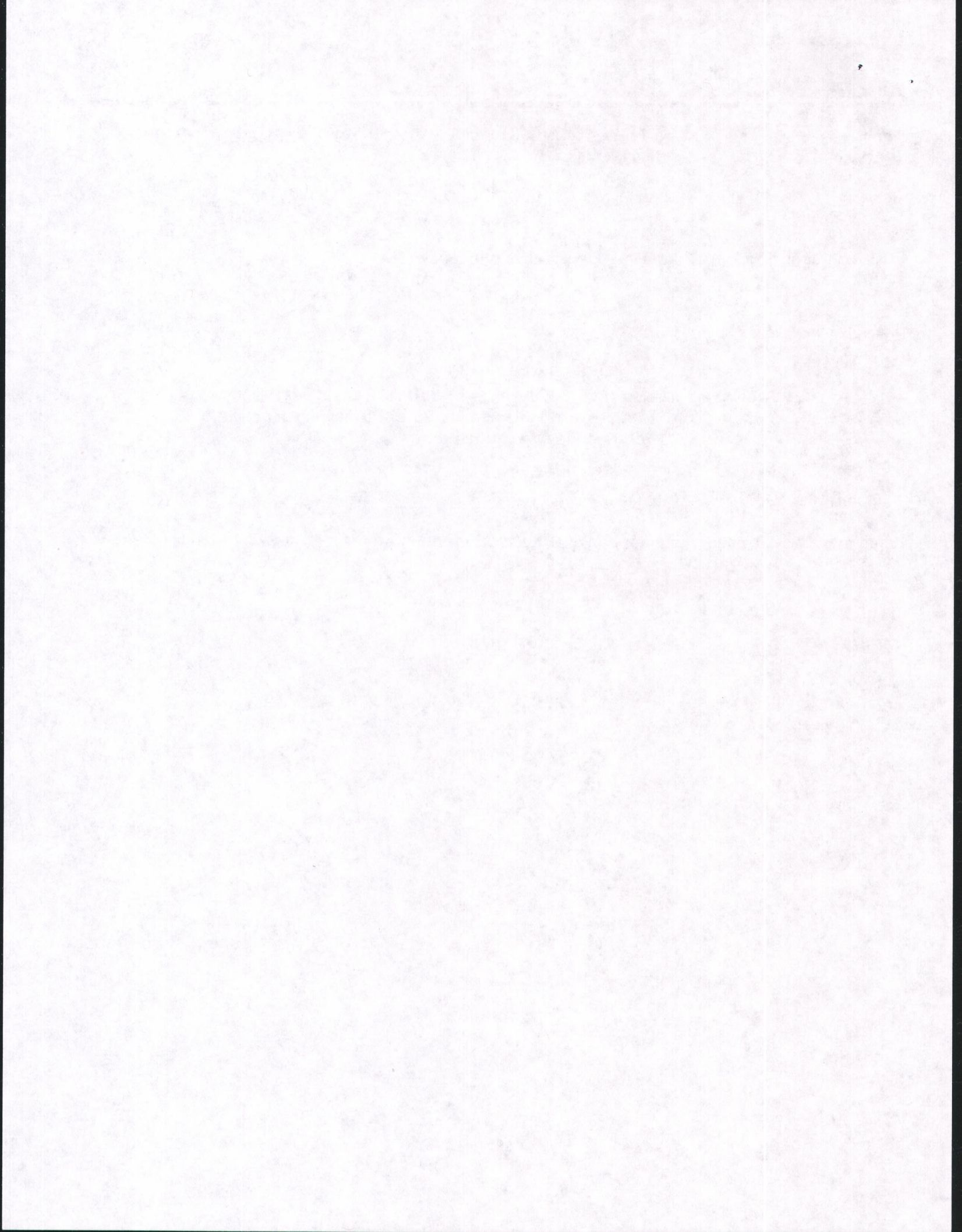
*Cecilia Gil*

Board Assistant

Clerk of the Board

[951-955-8464](tel:951-955-8464)

MS# 1010





OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 17, 2014

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

FAX: (760) 778-4731  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: ADOPTION OF ORDINANCE NO. 664.53

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, March 19, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

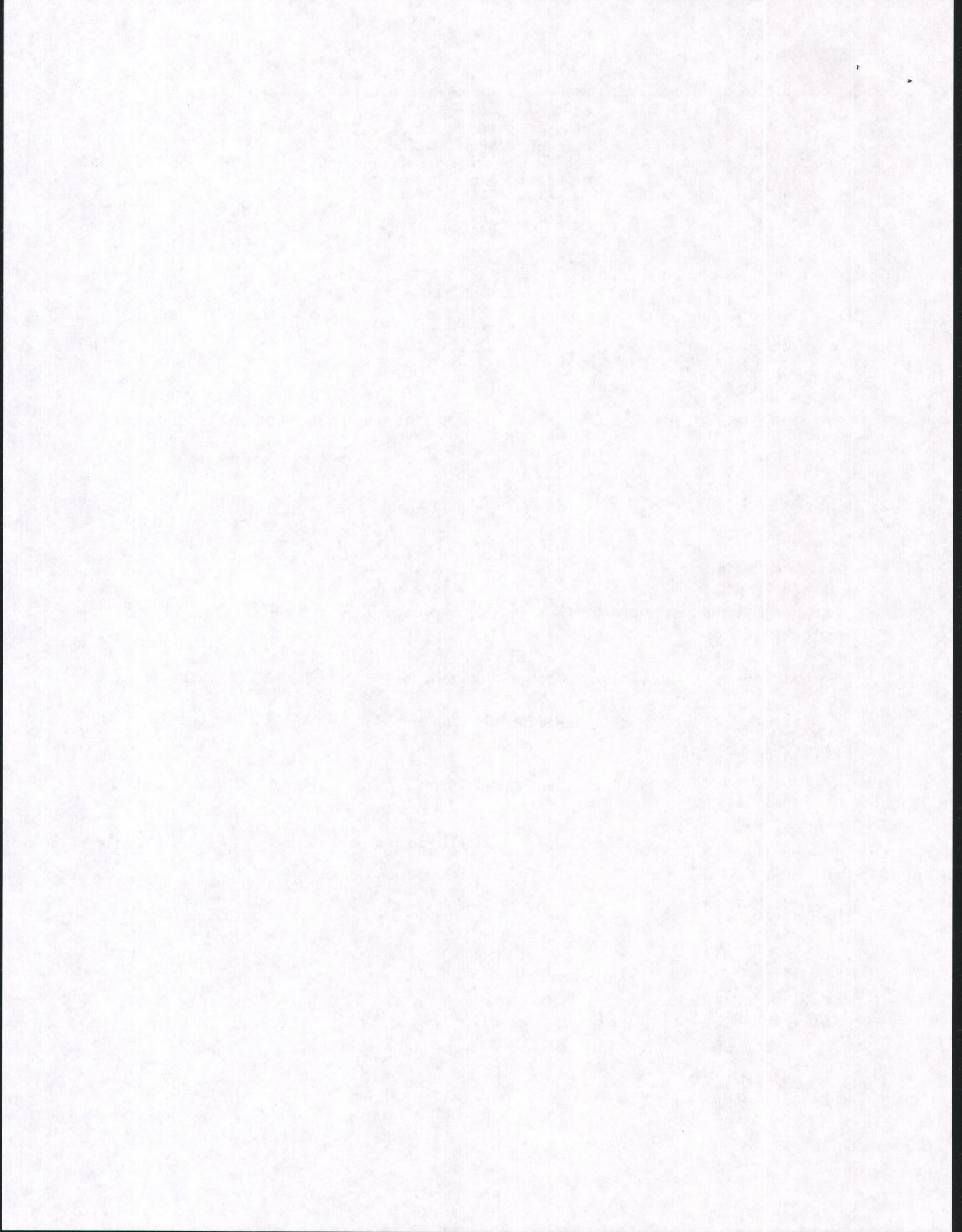
Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD







OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 17, 2014

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 664.53

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, March 19, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Monday, March 17, 2014 9:13 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: Adoption of Ord. NO. 664.53

Received for publication on March 19. Proof with cost to follow.

**Thank You!**  
**Legal Advertising**



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Mon, Mar 17, 2014 at 8:24 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good morning! Attached is an Adoption of Ordinance, for publication on Wednesday, March 19, 2014. Please confirm. THANK You!

*Cecilia Gil*

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 17, 2014

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

FAX: (760) 778-4731  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: ADOPTION OF ORDINANCE NO. 664.53

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, March 19, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Wells, Juanita <JWELLS@palmspri.gannett.com> on behalf of Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Monday, March 17, 2014 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: Adoption of Ord. NO. 664.53

Ad received and will publish on date(s) requested.

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, March 17, 2014 8:25 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: Adoption of Ord. NO. 664.53

Good morning! Attached is an Adoption of Ordinance, for publication on Wednesday, March 19, 2014. Please confirm. THANK You!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 664.53**

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
APPROVING DEVELOPMENT AGREEMENT NO. 77**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 77, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.

Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all landowners listed in Development Agreement No. 77 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.

Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 11, 2014**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

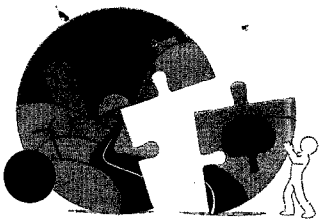
AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez  
Interim Director

Date: February 13, 2014

## NOTICE OF COMPLETION AND AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT McCoy Solar Energy Project

**To:** California Office of Planning and Research; Responsible and Trustee Agencies; County Clerk; and Other Interested Parties

**Subject:** Notice of Completion and Availability of a Final Environmental Impact Report

**Project:** McCoy Solar Energy Project (State Clearinghouse No: 2011101007)  
Environmental Impact Report No. 528  
Conditional Use Permit No. 3682  
Public Use Permit No. 911  
Development Agreement No. 77

**Lead Agency:** Riverside County

**Project Location:** Eastern Riverside County, 13 miles northwest of Blythe (Assessor's Parcel Numbers 812-130-006, 812-130-007, and 812-130-008)

The County of Riverside (County) has prepared this notice to advise agencies and interested parties that, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), it has prepared a Final Environmental Impact Report (FEIR) to be considered in conjunction with other information developed in the County's formal record when deciding whether to approve Conditional Use Permit No. 3682 and Public Use Permit No. 911 and related documents, and whether to enter into Development Agreement No. 77 for the McCoy Solar Energy Project (Project). In accordance with Public Resources Code section 21092.5, a copy of the FEIR is enclosed.

The FEIR consists of the Draft EIR published in July 2013 and the Revised Draft EIR published in November 2013 together with the responses to comments provided in Chapter 2 and revisions to the Draft EIR provided in Chapter 3. (No changes were made to the Revised DEIR in response to input received in comments from public agencies or members of the public). Pursuant to CEQA, the County will determine the adequacy of this FEIR and, if determined adequate, the County will certify the document as complying with CEQA.

The County will consider the FEIR, applications for Conditional Use Permit No. 3682, Public Use Permit No. 911, and Development Agreement No. 77 at a public meeting of the Board of Supervisors tentatively scheduled for February 25, 2014 at 10:30 a.m. or as soon as possible thereafter. Notice of the meeting will be published in the newspaper in advance of the meeting to confirm the meeting date, time, and location. The meeting agenda and staff report for the Project also will be made available to the public in advance of the meeting at the Board of Supervisors agenda webpage at <http://www.rivcocob.org/agendas-and-minutes/> as well as at the Planning Department Riverside Office, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92502 and the Planning Department Desert Office, 77588 El Duna Court, Suite H, Palm Desert, CA 92211.

Questions about the Project or the County's consideration of it may be directed to: Riverside County Planning Department, Attn: Ken Baez and Damaris Abraham, Project Planners - 4080 Lemon Street, 12th Floor, Riverside, CA 92502. [KBaez@rctlma.org](mailto:KBaez@rctlma.org); [DAbraham@rctlma.org](mailto:DAbraham@rctlma.org) (951) 955-3200

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

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

02-25-14  
16-1

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

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

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

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

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

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

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



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

The final environmental impact report (EIR528), including responses to comments, appendices and all documents referenced in EIR528 may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

**Riverside County Planning Department**

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

**Lake Tamarisk Branch Library**

43880 Lake Tamarisk Drive, Desert Center, California 92239

**Palo Verde Valley District Library**

125 West Chanslor Way, Blythe, California 92225

Any person wishing to testify in support of or in opposition to the Project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the Project.

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

Please send all written correspondence to:

CLERK OF THE BOARD

4080 Lemon Street, 1<sup>st</sup> Floor

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

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Wesley Joey DeConick

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Blythe **Zip:** 92225

**Phone #:** \_\_\_\_\_

**Date:** 2/25/14 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** GIDEON KRACOV

**Address:** 801 S. GRAND AV. 11TH FL  
(only if follow-up mail response requested)

ON BEHALF OF LIUNA LOCAL 1184 LA, CA  
**City:** \_\_\_\_\_ **Zip:** 90017

**Phone #:** 213-629-2071

**Date:** 2/25/14 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**     **Oppose**     **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**     **Oppose**     **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Roger Roper

**Address:** 1463 Riverstone  
(only if follow-up mail response requested)

**City:** Hemet **Zip:** 92545

**Phone #:** \_\_\_\_\_

**Date:** 2-25-14 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Bernie Balland

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Beaumont **Zip:** 92223

**Phone #:** 951-232-2458

**Date:** 2/25/13 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_



## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Laura Holst

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on the McCoy Solar Energy Project: Adoption of Resolution 2014-054 Certifying Environmental Impact Report No. 528 and Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Adopting a Mitigation Monitoring and Reporting Program, and Adopting a Statement of Overriding Considerations; Approval of CONDITIONAL USE PERMIT NO. 3682, PUBLIC USE PERMIT NO. 911; and INTRODUCTION OF ORDINANCE NO. 664.53, an Ordinance of the County of Riverside Approving Development Agreement No. 77 located Northerly of Interstate 10, southerly of McCoy Wash, easterly of McCoy Mountains, northwesterly of Blythe Airport, 4<sup>th</sup>/4<sup>th</sup> District, the Chairman called the matter for hearing.

Ken Baez, Principal Planner, Planning Department, presented the matter.

The following people spoke on the matter:

Joey Deconick  
Gideon Kracov  
Roger Roper.  
Bernie Balland  
Laura Holst

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED to close the public hearing; Introduce Ordinance No. 664.53 and continue the matter to March 11, 2014

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 25, 2014 of Supervisors Minutes.

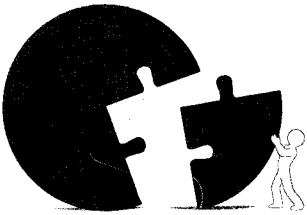
WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 25, 2014  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.  
16-1

xc: Planning, Applicant, COB



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Juan C. Perez*  
*Interim Director*

*02.25.2014*  
*KI*

**DATE:** January 29, 2014

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** CUP03682, PUP00911, DA00077, EIR00528

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Environmental Impact Report  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist) Desert Sun and Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

- Notice of Determination
- California Department of Fish & Wildlife Receipt (CFG5823)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

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

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

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

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

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

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

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

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

The final environmental impact report (EIR528), including responses to comments, appendices and all documents referenced in EIR528 may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

**Riverside County Planning Department**

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

**Lake Tamarisk Branch Library**

43880 Lake Tamarisk Drive, Desert Center, California 92239

**Palo Verde Valley District Library**

125 West Chanslor Way, Blythe, California 92225

Any person wishing to testify in support of or in opposition to the Project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the Project.

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

Please send all written correspondence to:

CLERK OF THE BOARD

4080 Lemon Street, 1<sup>st</sup> Floor

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



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 11, 2014

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: CUP 3682; PUP 911

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, February 13, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD



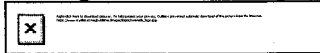
**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Tuesday, February 11, 2014 8:39 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: CUP 3682 PUP 911

Received for publication on Feb. 13. Proof with cost to follow.

Thank You!  
Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Tue, Feb 11, 2014 at 8:31 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, Feb. 13, 2014. Please confirm. Thank you!

*Cecilia Gil*

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 11, 2014

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: CUP 3682; PUP 911

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, February 13, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

**NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.**

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Tuesday, February 11, 2014 9:17 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: CUP 3682 PUP 911

Ad received and will publish on date(s) requested.

**Charlene Moeller** | Media Sales Legal Notice Coordinator

The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
t 760.778.4578 | f 760.778.4731  
[legals@thedesertsun.com](mailto:legals@thedesertsun.com) / [dpwlegals@thedesertsun.com](mailto:dpwlegals@thedesertsun.com)

The Coachella Valley's #1 Source in News & Advertising!  
[www.mydesert.com](http://www.mydesert.com) | twitter @MyDesert | facebook MyDesert.com

This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, February 11, 2014 8:32 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: CUP 3682 PUP 911

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, Feb. 13, 2014. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

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

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

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

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

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

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

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

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

The final environmental impact report (EIR528), including responses to comments, appendices and all documents referenced in EIR528 may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12<sup>th</sup> Floor, Riverside, CA 92501.

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

**Riverside County Planning Department**  
77588 El Duna Ct, Suite H, Palm Desert, California 92211

**Lake Tamarisk Branch Library**  
43880 Lake Tamarisk Drive, Desert Center, California 92239

**Palo Verde Valley District Library**  
125 West Chanslor Way, Blythe, California 92225

Any person wishing to testify in support of or in opposition to the Project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the Project.

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

Please send all written correspondence to:  
CLERK OF THE BOARD  
4080 Lemon Street, 1<sup>st</sup> Floor  
P.O. Box 1147, Riverside, CA 92502-1147

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 11, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

CUP 3682; PUP 911; DA 77

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** February 25, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil*      DATE: February 11, 2014  
Cecilia Gil

## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Thursday, February 13, 2014 10:00 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: CUP 3682

posted

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, February 11, 2014 11:45 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** CUP 3682

Hello! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 11, 2014, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

CUP 3682; PUP 911; DA 77

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** February 25, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: February 11, 2014  
Cecilia Gil



**PROPERTY OWNERS CERTIFICATION FORM**

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

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

APN (s) or case numbers CUPO3682 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

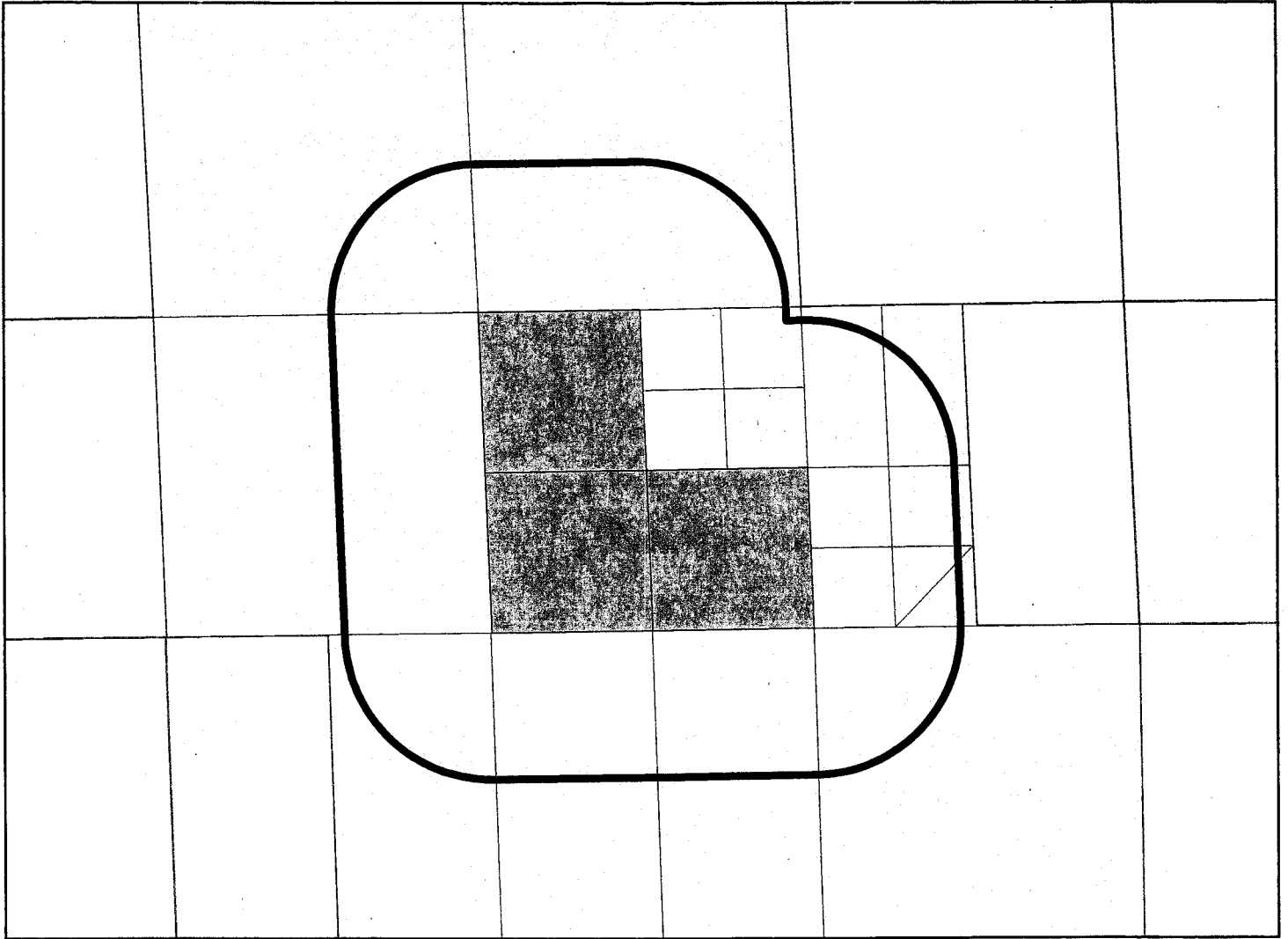
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

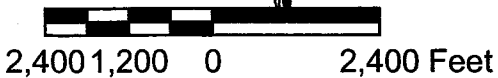
*VN*  
*02/16/14*

**CUP03682 (2400 feet buffer)**



**Selected Parcels**

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



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

151 total



ASMT: 821020030, APN: 821020030  
USA 821  
US DEPT OF THE INTERIOR  
WASHINGTON DC 21401

**PROPERTY OWNERS CERTIFICATION FORM**

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

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

APN (s) or case numbers PUP00911 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

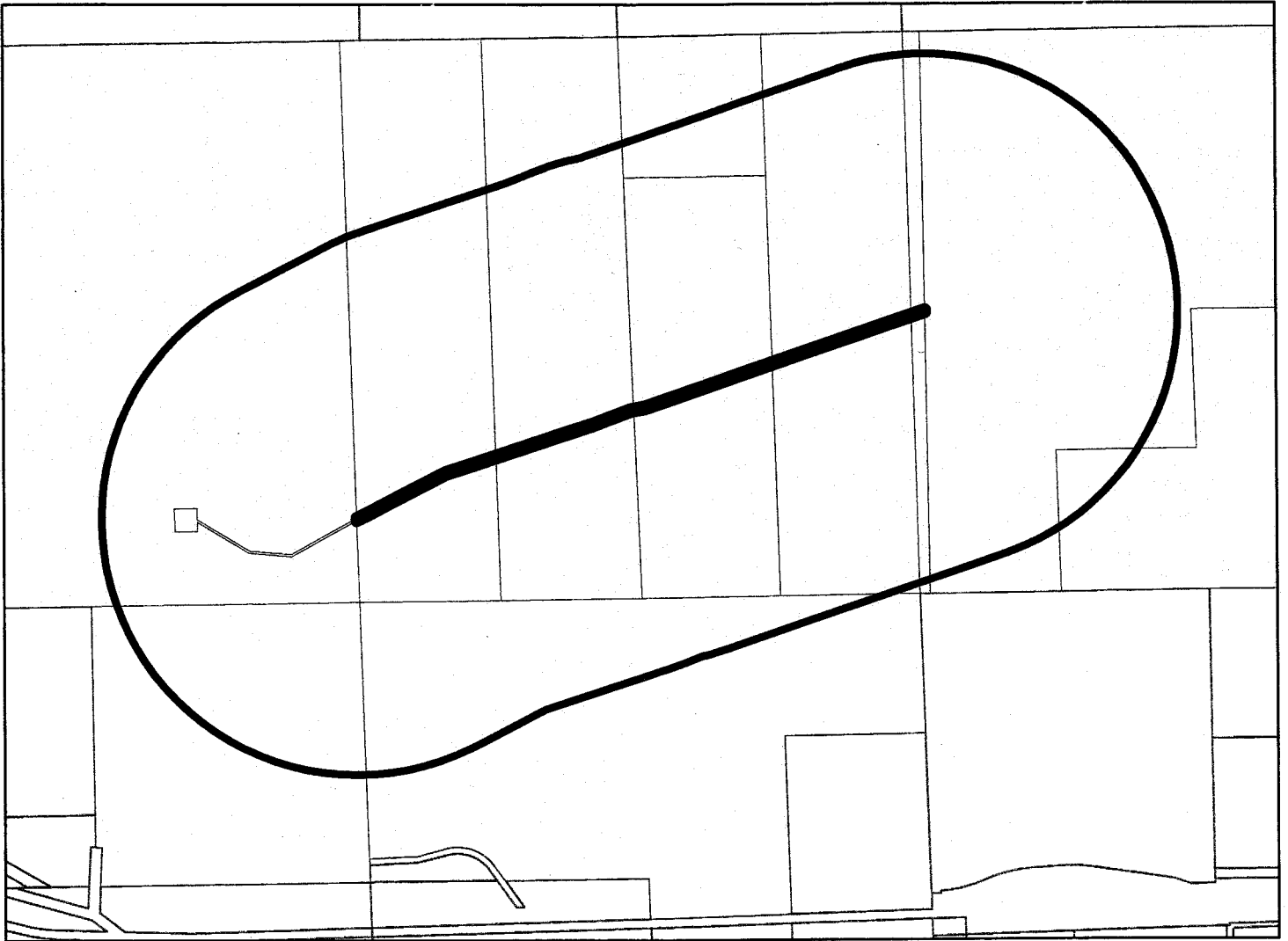
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*AK*  
*copies*  
*7/16/14*

**PUP00911 (2400 feet buffer)**



**Selected Parcels**

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



1,600 800 0 1,600 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Audubon California  
4225 Hollis St.  
Emeryville, CA 94608

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

Information Technology  
7195 Alessandro Blvd.  
Riverside, CA 92506

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Union Pacific Railroad  
1400 Douglas St.  
Omaha, NE 68179

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

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

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

Joseph R. Benitez  
PO Box 1829  
Indio, CA 92201

Sandra Fairchild  
2175 Handel Avenue  
Henderson, NV 89052

Howard Wilshire  
3727 Burnside Rd.  
Sebastopol, CA 95472

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

Jared Fuller  
636 W. 200 S  
Provo, UT 84601

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

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

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

*Adams Broadwell Joseph & Cardozo  
601 Gateway Boulevard, Suite 1000  
South San Francisco, CA 94080-7037*

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND.

The use hereby permitted is for an approximately 50 megawatt (MW) photovoltaic (PV) energy generating facility (solar power plant) on approximately 477 acres of privately owned land (APNs 812-130-006, 812-130-007, and 812-130-008). The Project is a portion of a larger overall project known as the McCoy Solar Energy Project. The majority of the McCoy Solar Energy Project is on Bureau of Land Management (BLM) land. The overall solar project proposes to construct, operate, maintain, and decommission a PV solar energy generating facility (solar power plant) with a capacity up to 750 megawatts (MW) on approximately 477 acres of land under the jurisdiction of the County of Riverside and 4,096 acres of public owned land administered by the BLM. The Project would generate and deliver solar power to the California electric grid through an interconnection at the Colorado River Substation (CRS).

The overall McCoy Solar Energy project would be phased and constructed in two units. The 477 acres of land under the County's jurisdiction is located within Unit 1. These conditions of approval only apply to the 477 acres under the County's jurisdiction, even if a condition of approval references the entire Project acreage. The proposed facilities on land under the County's jurisdiction would be limited to solar arrays and inverters, up to two water wells, a portion of the access road, and the distribution line. All of the operations and maintenance buildings and the gen-tie line would be on the BLM-administered portion of Unit 1. The access road area within the 477 acres under the County's jurisdiction includes perimeter and solar panel access roads and encompasses approximately 22 acres. The PV panel area within these 477 acres includes the entire disturbed area of the panels and encompasses approximately 344 acres. A single-axis tracking system or a fixed tilt ground mount will be used for the structures that support the PV panels with the maximum height of the panels being 6 feet high. Approximately 516,000 PV panels would be placed on the land under the County's jurisdiction.

Other Planning Cases associated with the McCoy Solar Energy Project include Public Use Permit No. 911 and Development Agreement No. 77.

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

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

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3682 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3682, Exhibit A (Sheets 1-11), Amended No. 1, dated September 26, 2012.

The words or any combination thereof identified in the

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

following list that appear in the attached conditions of Conditional Use Permit No. 3682 shall be considered equivalent and are identified as follows:

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

10. EVERY. 4 USE - BOS B-29 POLICY RECOMMND

In order to secure public health, safety, and welfare, this Project (the McCoy Solar Energy Project) shall be subject to the requirements of Board of Supervisors Policy Number B-29 regarding solar power plants. The applicant has proposed entering into a Development Agreement (DA No. 77) with the County. Board of Supervisors Policy No. B-29 states, "[N]o approval required by Ordinance Nos. 348 or 460 shall be given for a solar power plant unless the Board first approves a development agreement with the solar power plant owner and the development agreement is effective." County staff has reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA No. 77 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA No. 77 shall control.

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT RECOMMND

Consistent with Board of Supervisors Policy No. B-29, the use approved under Conditional Use Permit No. 3682 shall not be effective until Development Agreement No. 77 is effective. All use of Conditional Use Permit No. 3682 shall be done in strict compliance with the provisions of Development Agreement No. 77 and these conditions of approval.

10. EVERY. 6 USE - 90 DAYS TO PROTEST RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                   USE - GENERAL INTRODUCTION                   RECOMMND

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

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

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

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

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

10.BS GRADE. 6                   USE - BMP'S                   RECOMMND

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

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



CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

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

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

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

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

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

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. In instances where the proposed grade is less than the minimum required grades, substantiating data shall be provided for review and approval. In areas where only clearing and grubbing is to be conducted, the natural grades at less than 1% are acceptable.

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

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

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

In instances where planting and irrigation are not feasible, alternative methods of stabilization shall be provided.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

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

BS PLNCK DEPARTMENT

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

Where any portion of the proposed project falls within Riverside County jurisdiction, the applicant shall submit building plans and obtain building permits from the building department for any buildings, structures, and/or equipment prior to any construction or placement on the property.

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND

All building department plan submittal and fee requirements apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP 3682 - COMMENTS RECOMMND

Conditional Use Permit 3682 (CUP 3682) is proposing to construct and operate a solar photovoltaic facility. It is important to note that the delineated boundaries of CUP 3682 excludes Federal lands, is solely located within Riverside County, and does not include any buildings or structures with plumbing or sanitation facilities.

However, the portion of this facility that is located on Federal lands consist of buildings with sanitation facilities that shall require approval from the Department of Environmental Health (DEH) for the proposed use of an onsite wastewater treatment system or advanced treatment system(s) as well as proposed use of potable water well(s). Prior to the permitting and construction of these facilities, the applicant shall contact DEH at (760) 863-7570 to determine the appropriate requirements.

Any noise related issues as well as Environmental Site Assessment Phase I/II studies for the proposed habitable structures shall be subject to the oversight of DEH Office of Industrial Hygiene and DEH Environmental Cleanup Program. For any questions, please contact (951) 955-8980.

In addition, any hazardous materials that are used or stored onsite whether on lands within the County of Riverside or on Federal Lands shall be subject to the regulatory oversight of DEH Hazardous Materials Management Branch. Prior to the operation of this facility, the applicant shall contact DEH Hazardous Materials Management Branch at (760) 863-8976 to determine the appropriate requirements.

\*\*Additional requirements may apply pending review of all requested items.\*\*

10.E HEALTH. 2 USE - WATER WELL RECOMMND

The applicant shall contact the Department of Environmental Health (DEH) Land Use and Water Resources Program for any

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - WATER WELL (cont.)

RECOMMND

plan check and permitting requirements.

Department of Environmental Health  
Land Use and Water Resources Program  
47-950 Arabia Street, Suite "A"  
Indio, CA 92201  
(760) 863-7570

EPD DEPARTMENT

10.EPD. 1 - NOTIFICATION REPORT

RECOMMND

As stated in McCoy Solar Energy Revised DEIR Mitigation Measure 4.4-2c The Applicant shall provide County staff with reasonable access to the Project site and compensation lands under the control of the Applicant and shall otherwise fully cooperate with the County's efforts to verify the Project owner's compliance with, or the effectiveness of, mitigation measures. The Designated Biologist shall do all of the following:

1. Notification. Notify the County at least 14 calendar days before initiating construction-related ground disturbance activities; immediately notify the County in writing if the Applicant is not in compliance with any required conditions of project approval, including but not limited to any actual or anticipated failure to implement mitigation measures within the specified time periods;
2. Monitoring During Grubbing and Grading. Remain on-site daily while vegetation salvage, grubbing, grading, and other ground-disturbance construction activities are taking place to avoid or minimize take of listed species, to check for compliance with all impact avoidance and minimization measures, and to check all exclusion zones to ensure that signs, stakes, and fencing are intact and that human activities are restricted in these protective zones.
3. Monthly Compliance Inspections. Conduct compliance inspections at a minimum of once per month after clearing, grubbing, and grading are completed and submit a monthly compliance report to the County, USFWS, and CDFW during construction.
4. General Biological Reports: Submit a weekly Biological Monitoring Report to County of Riverside EPD. The weekly report should contain summaries of each day's biological monitoring activities; which includes any compliance violations by the Applicant and any deaths or injuries to wildlife. Report should also contain a summary on the

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.EPD. 1 - NOTIFICATION REPORT (cont.) RECOMMND

following weeks expected biological monitoring activities.

10.EPD. 3 - DT MITIGATION RECOMMND

As stated by McCoy Solar Project Revised DEIR Mitigation Measure 4.4-3d to fully mitigate for habitat loss and potential take of desert tortoise, the Applicant shall provide compensatory mitigation at a 1:1 ratio for impacts to 4,900 acres, adjusted to reflect the final footprint of the selected Project alternative. For the purposes of this measure, the Project footprint means all lands directly disturbed in the construction and operation of the Project, including all linear features, as well as undeveloped areas inside the Project's boundaries that will no longer provide viable long-term habitat for the desert tortoise. To satisfy this measure, the Applicant shall acquire, protect and transfer 1 acre of desert tortoise habitat for every acre of habitat within the final Project footprint, and provide associated funding for the acquired lands, as specified by MM 4.43-d. Applicant may also satisfy its mitigation obligations by paying an in-lieu fee instead of acquiring compensation lands, pursuant to California Fish and Game Code § 2069 and 2099 or any other applicable in-lieu fee provision, to the extent the in-lieu fee provision is found by the Fish and Game Commission to mitigate the impacts identified herein, as stated in Mitigation Measure 4.4-3e.

FIRE DEPARTMENT

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

If buildings or structures are to be proposed or provided in the future (not inclusive of non-habitable enclosures for electrical equipment) the following shall apply: A minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2010 CBC and Building(s) having a fire sprinkler system.

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

If buildings or structures are to be proposed or provided in the future (not inclusive of non-habitable enclosures

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.FIRE. 2                      USE-#20-SUPER FIRE HYDRANT (cont.)                      RECOMMND

for electrical equipment) the following shall apply:

Super fire hydrant(s) (6" x 4" x 2-2 " ) shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

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

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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

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

10.FIRE. 6                      USE- ROAD ACCESS                      RECOMMND

Primary Access:

Primary access from Black Rock Road shall be provided to the facility and for every proposed future building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of proposed future buildings as measured by an approved route around the exterior of the building or facility.

Approved fire apparatus access roads shall be all-weather hard-surfaced right-of-way not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%. Such access shall be unobstructed

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.FIRE. 6 USE- ROAD ACCESS (cont.)

RECOMMND

and maintained only as access to the public street. The access road shall be designed to sustain 70,000 pounds over two axels.

Solar Array Field Access:

Every SEGS project will be reviewed on a case-by-case basis to determine the on-site access roadway widths, turn around and turnout locations to all structures and field equipment for the purposes of fire suppression and/or emergency medical response needs. Fire apparatus access roads shall be not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%.

The access road shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axels.

Exception: On-site access roadways that extend through solar panel arrays (i.e., PV, heliostat, solar troughs, etc.) shall be arranged to allow clear and unobstructed fire access roadways 14 feet wide between the lengths of arrays spaced not to exceed 600 feet in length. Access roadways between the lengths of arrays shall not exceed 5,280 feet in length without providing a Riverside County Fire Department approved turn around or intersecting roadway to allow exiting of the solar array field. All roadway intersections within the solar array shall be designed to allow a minimum 38 feet outside turn radius.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turning areas shall be designed in accordance with Riverside County Fire Department standards.

Plans shall be submitted for review and approval from the Riverside County Fire Department prior to construction.

10.FIRE. 7 USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.FIRE. 7

USE-#84-TANK PERMITS (cont.)

RECOMMND

liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit No. 3682 is a proposal to construct a photovoltaic solar power plant in the Blythe area located north of Interstate 10 and Blythe Airport and east of McCoy Mountains. While majority of the project is on Bureau of Land Management (BLM) land, there are 3 privately owned parcels totaling 477 acres within the County's land use jurisdiction and are subject of this conditional use permit. This case is related to Public Use Permit No. 911 and replaces Conditional Use Permit 3671.

The entire project site (both BLM land and private property) lies within the State Department of Water Resources (DWR) awareness floodplain and is adopted into the Country's Floodplain Management Ordinance 458. The 480-acre portion of the project site is located on a broad alluvial plain and receives sheet flow type stormwater runoff from a tributary drainage area of approximately 46 square miles from the McCoy Mountains to the northwest and west. Stormwater flows from McCoy Wash impact the northeastern corner of the project site. The topography of the area shows that runoff flows in a broad braided and distributary nature typical of desert washes. All new buildings shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground or 12 inches above the floodplain elevation whichever is greater. Slope protection shall be provided for buildings on fill. All solar panels shall be mounted to provide a minimum clearance of 24 inches above the adjacent ground.

Though the site is within the Colorado River Regional Water Quality Control Board jurisdiction, it is outside the Whitewater River watershed limits of Riverside County National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer system permit (MS4 permit).



CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

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

Therefore, a Water Quality Management Plan for Urban Runoff (WQMP) is not required for the site. However, it is recommended that impervious areas should be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

The exhibit indicates that the maintenance roads within the project will be constructed with gravel and only the entrance will be paved. Since the project proposes to construct the solar panels on native soil and only a minimal amount of impervious paving, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. This development must provide adequate flow through area onsite to allow the passage of the tributary stormwater runoff. Any fencing shall be of a "rail" type or tubular steel. Chain-link fencing shall not be allowed.

It should be noted the proposed location for the building is outside the private property and within the BLM land limits, therefore the District has no comment to this structure. The District does recommend floodproofing measures in order to protect any proposed structures.

10.FLOOD RI. 2 USE 24 IN MINIMUM CLEARANCE RECOMMND

Our review indicates the property will be impacted by sheet flow type runoff from the northwest. All solar panels shall be mounted to provide a minimum clearance of 24 inches above the adjacent ground. The solar module arrays shall be mounted in a matter that allows for a minimum clearance of 24 inches above the surrounding adjacent ground when upright to ensure the storm flows are not obstructed. New construction should comply with all applicable ordinances. It should be noted that a storm of unusual magnitude may cause some damage.

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

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 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. The final disposition of any human remains will be made within 30 days of discovery.

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 four or more artifacts within five meters of one another exhibiting a clear horizontal spatial or stratigraphic relationship, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. Isolated finds consist of single, or occasionally multiple,

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

## 10. GENERAL CONDITIONS

### 10. PLANNING. 2

### GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

prehistoric or historical artifacts. Isolates have been found on a variety of surfaces, including desert pavement, gravel beds, and washes because alluvial and aeolian actions are known to have redistributed archaeological materials in the area from their primary depositional locations into secondary contexts lacking archaeological integrity. Similarly, secondary deposits of undiagnostic historic-era metal cans or glass will not be recorded as "sites" or "features." Such deposits will be noted by field monitors, photographed, and recorded with a sub-meter Global Positioning System (GPS) equipment to map the distribution and extent of such materials across the Project area.

#### Unanticipated Discovery

The protocol for treating unanticipated effect and post-review discoveries at the MSEP involves seven steps, which may or may not all apply to any individual unanticipated effect or post-review discovery. These steps are summarized below.

1. Discovery. When a field monitor observes a non-isolate or bone that cannot definitively be identified as faunal or is suspected to be human, the field monitor will divert all earth-disturbing work from the find location. The field monitor, and Native American consultant if present, will then immediately establish and clearly mark the boundaries of a temporary exclusion zone (TEZ) to protect the find during subsequent investigation. The boundary may be marked with lath and surveyor's ribbon, plastic fencing, or other suitable material. The TEZ typically will extend not more than 10 meters (33 feet) from the nearest edge of the find, although a greater or lesser distance in any direction may be warranted if indicated by visible archaeological evidence at the discretion of the Project Archaeologist. Except as provided below, no earth-disturbing activity will be permitted within the TEZ. If the find has Native American associations, a Native American consultant shall be notified if not already present at the find location.

2. Preliminary Inspection. As soon as the TEZ boundary has been defined and marked, the field monitor, assisted by additional qualified personnel as needed and a Native American consultant if applicable, will promptly inspect the find. The purpose of the inspection is limited to exposing the find sufficiently using customary archaeological techniques so that its nature and extent can be reliably determined. For example, if bones that cannot

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10. PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) (cont. RECOMMND

definitively be identified as faunal or are suspected to be human are observed, the inspection will aim to determine (a) whether the bones are human or faunal and, if the former, (b) whether a burial, cremation, or other mortuary feature is present. The preliminary inspection will be completed within one to two business days following the discovery, unless schedule delays outside of the control of McCoy Solar and their cultural resources consultant prevent completion of the inspection.

3. Determine Course of Action.

3.1. If the discovery is not on federal land, and if it consists of human remains regulated under California Health and Safety Code Section 7050.5 et seq. and Public Resources Code Section 5097.98, with or without associated grave goods, then the procedures required by the California (H&SC) Code Section 7050.5 et seq. and PRC Section 5097.98 will be implemented.

3.2. All non-isolate archaeological resources not covered by 3.1 above that are discovered will be treated in accordance with the remaining steps.

4. Assume CRHR Eligibility. Any new non-isolate archaeological features, site component(s), or site(s) discovered during construction will be assumed a priori to be eligible for the California Register of Historical Resources (CRHR).

5. Assess Feasibility of Avoidance. If the results of the preliminary inspection confirm the presence of a historical resource, McCoy Solar will consider the discovery location relative to Project construction plans in order to determine whether avoidance is feasible. If complete avoidance is infeasible, McCoy Solar will ascertain whether partial avoidance is feasible so as to minimize further disturbance of the find. As soon as practicable, but typically not more than five working days following the preliminary inspection, McCoy Solar will advise the County Archaeologist whether (a) the find can be avoided, or (b) partial avoidance is feasible, or (c) the find cannot be avoided by Project construction.

5.1. If the discovered historical resource can be avoided, it will not be investigated beyond the Preliminary Inspection (above), and it will be reburied in place and an Environmentally Sensitive Area (ESA) established, and no Project-related ground disturbance will take place in the ESA. The find may also be protected from future disturbance by additional measures, as needed. Such measures will be proposed by the Project Archaeologist and approved by

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) (cont.RECOMMND

County, in consultation with the Tribes if the resource has Native American association, and then implemented.

5.2.If the discovered historical resource can be partly avoided, that portion of the find that can be avoided will be treated in accordance with Item 5.1 above. The remainder of the find will be treated as prescribed in Item 6 below.

6.Perform Treatment for Historical Resources Assumed Eligible under CRHR Criterion 4. If all or part of the discovered historical resource cannot be avoided by Project construction, and if the resource is assumed eligible under CRHR Criterion 4 because of its potential to yield information important in prehistory or history, then an adequate sample of information will be gathered using archaeological data recovery methods. For data recovery purposes, sample size and collection techniques will be determined at the discretion of the Project Archaeologist on the basis of the find's perceived data potentials relative to the archaeological research design and sampling strategy for the MSEP. Data recovery excavations will begin immediately following the completion of the actions required above, and will be finished as expeditiously as possible. Following field work, the recovered specimens and data will be processed, analyzed, and reported according to current best practices as well as the guidelines and standards issued variously by the California Office of Historic Preservation (OHP).

7. Perform Treatment for Historical Resources Eligible under CRHR Criteria 1, 2, or 3. If new adverse effects to previously identified historical resources that are eligible for the CRHR Criteria 1, 2, or 3, are identified during construction, then: (a) the Project Archaeologist will, within five working days, prepare and submit to County Archaeologist a brief draft property-specific treatment plan and proposed work schedule; (b) if the property is associated with Native Americans, the County Archaeologist will then review and comment on the draft plan within 10 working days following receipt; (c) the County will consult with the Tribes if the property is prehistoric during that same 10 working days; (d) following County Archaeologist's and tribal review, the Project Archaeologist will revise the plan, if requested, within three working days following receipt of the County Archaeologist's comments on the draft, and produce a final version for approval; and (e) the County will then approve the final plan within five working days following receipt. Upon the final plan's approval, the Project Archaeologist

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) (cont.RECOMMND

will begin to implement the agreed-upon treatment measures expeditiously and in keeping with the approved schedule.  
8.Resume Construction.

10.PLANNING. 3 USE- CULT RES DECOMMISSION RECOMMND

During project decommissioning, the removals of equipment shall be monitored for any additional subsurface cultural resources that may be exposed. Monitoring shall be conducted by a County-certified professional archaeologist in accordance with current requirements and standards. A monitoring report shall be submitted to the County Archaeologist upon the conclusion of site restoration. The monitoring report shall follow the current requirements for such reports and a copy shall be forwarded to any Native American tribes who originally participated in construction monitoring.

10.PLANNING. 5 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. 6 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. 7 REN ENG - REPLACE OR MODIFY RECOMMND

The developer/permit holder shall give written notice to the Planning Director and Building and Safety Director prior to the replacement or modification of any portion of the project as shown on the APPROVED EXHIBITS except for routine maintenance. Any changes, refinements or amendments to the existing development approvals granted under Conditional Use Permit No. 3682 shall be processed in accordance with the terms of Section 3.5 of Development

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 7                   REN ENG - REPLACE OR MODIFY (cont.)                   RECOMMND

Agreement No. 77.

10.PLANNING. 10                  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. 11                  USE - PDP01425                   RECOMMND

County Paleontological Report (PDP) No. 1425, submitted for this case (CUP03682 - "McCoy Solar"), was prepared by SWCA Environmental Consultants and is entitled: "Paleontological Resources Assessment Report for the McCoy Solar Energy Project, Riverside County, California", dated November 17, 2011.

PDP01425 concluded ground-disturbing activities associated with the development of the project have the potential to impact sensitive nonrenewable paleontological resources unless proper mitigation measures are implemented.

PDP01425 recommended a qualified paleontologist be retained to implement a paleontological resources monitoring and mitigation plan during ground disturbances related to the project and any paleontological fieldwork occurring on lands administered by the BLM would require a Paleontological Resources Use Permit issued by the BLM state office.

PDP01425 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01425 is hereby accepted for CUP03682. At such time as a grading plan is prepared, the paleontological consultant of record shall prepare and submit, to the County Geologist, a paleontological resources impact mitigation program for review and approval.

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - PDP01425 (cont.)

RECOMMND

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

10.PLANNING. 12 USE - GEO02325

RECOMMND

County Geologic Report (GEO) No. 2325, submitted for this project (CUP03682) was prepared by Terracon and is entitled: "Preliminary Geotechnical Engineering Report, McCoy Solar Energy Project, 8 Miles North of Interstate 10, West of the Blythe Airport, Riverside, California", dated November 13, 2012. In addition, Terracon prepared "McCoy Solar Energy Project, 8 Miles North of Interstate 10, West of the Blythe Airport, Riverside County, California, Response to riverside County Planning Department, Preliminary Geotechnical Engineering Report", dated July 12, 2013. This document is herein incorporated as a part of GEO02325.

GEO02325 concluded:

- 1.Active or potentially active faults are not shown on or in the immediate vicinity of the site.
- 2.Liquefaction is not considered a hazard at this site.
- 3.Maximum slope configuration in all soil types is 3H:1V.
- 4.The seismic settlement of dry sands for this project is anticipated to be negligible.

GEO02325 recommended:

- 1.If steeper slopes than 3H:1V or required for site development, stability analyses should be completed to design the grading plan.
- 2.Structures may be supported on shallow spread footings.
- 3.Drilled shaft foundations are considered suitable for support of transmission poles and other structures.
- 4.The proposed solar photovoltaic modules may be supported on a driven pile foundation system.



CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - GEO02325 (cont.)

RECOMMND

GEO No. 2325 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2325 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

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

RECOMMND

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

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

10.PLANNING. 14 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 15 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 21 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 27 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 28 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 31 USE - PREVENT DUST & BLOWSAND

RECOMMND

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

10.PLANNING. 33 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 34 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 37 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the one sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 41 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 44 USE - MITIG MEASURE VIS 6-1C RECOMMND

Mitigation Measure 6-1c from EIR 528:

- 1.The Applicant shall maintain revegetated surfaces until a self sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.
- 2.Interim restoration shall be undertaken during the operating life of the Project as soon as possible after disturbances.
- 3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.
- 4.The color treatment method used to reduce visual contrast between the backs or non-energy gathering side of the solar

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - MITIG MEASURE VIS 6-1C (cont.) RECOMMND

panels and the landscape setting shall be kept in good repair, and repaired/retreated when it no longer effectively reduces the visual contrast.

10.PLANNING. 45 USE - MITIG MEASURE AQ 4.3-2 RECOMMND

Mitigation Measure 4.3-2 from EIR 528:

The Applicant shall ensure that all areas where desert pavement has been disturbed during construction of the Project shall be applied with a non-toxic soil stabilizer prior to Project operation. The Applicant shall develop, for review and approval by the County, a plan that outlines the frequency of non-toxic soil stabilizer applications based on the specifications of the selected soil stabilizer.

10.PLANNING. 46 USE - MITIG MEASURE UTL 4.18-1 RECOMMND

Mitigation Measure 4.18-1 from EIR 528:

In order to ensure that the selected reverse osmosis brine disposal method would not conflict with Colorado River RWQCB requirements or policies, the Applicant shall not use brine as a land-applied dust suppressant or apply brine to the ground for any other purpose.

10.PLANNING. 47 USE - ALUC CONDITIONS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.PLANNING. 47 USE - ALUC CONDITIONS (cont.)

RECOMMND

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 or shielded to prevent either the spillage of lumens or reflection into the sky.

3.The "Notice of Airport in Vicinity"shall be provided to all potential purchasers, and shall be recorded as a deed notice for those parcels within the project located wholly or partially within Airport Compatibility Zones C and D.

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

5.Structures 52 through 59 as shown on the approved site plan shall be constructed with daytime obstruction markers/balls on the transmission lines in accordance with FAA Advisory Circular 70/7460-1 K.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.TRANS. 1 USE - COUNTY WEB SITE (cont.) RECOMMND

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 (ORD 461) RECOMMND

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

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.

10.TRANS. 11 USE-ENCROACHMNT/FRANCHISE AGRE RECOMMND

If for any reason the applicant or the project requires the use of the public road right-of-way for Gen Tie Line installation, it is the responsibility of the applicant or the developer to contact the County Transportation Department for an encroachment permit and franchise agreement.

Prior to the issuance of an encroachment permit the applicant and/or developer shall contact County Counsel, to file an application for a franchise agreement, and if determined by County Counsel to be necessary, seek an amendment to Development Agreement No. 77. The franchise agreement needs to be adopted by the Board of Supervisors via ordinance and a written acceptance thereof needs to be filed by the applicant/permittee with the Clerk of the Board. The franchise agreement shall contain provisions

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

10. GENERAL CONDITIONS

10.TRANS. 11

USE-ENCROACHMNT/FRANCHISE AGRE (cont.)

RECOMMND

consistent with the requirements of Board of Supervisors Policy No. B-29. The approval of the franchise agreement, is a discretionary act by the Board and cannot be guaranteed, pre-committed or constrained. If for any reason the franchise agreement and amendment to the Development Agreement No. 77, if necessary, do not get approved by the Board of Supervisors, an encroachment permit shall not be issued for use of the public road-of-way for Gen Tie Line installation. In order to secure public health, safety and welfare, any encroachment permit for use of the public road-of-way for Gen Tie Line installation shall be subject to the requirements of Board of Supervisors Policy No. B-29, as well as the requirements of any applicable Ordinance, State and Federal law.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3682 shall be effective the date that Development Agreement No. 77 is effective and shall continue for a period of thirty years thereafter, approximately April 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to the provisions of Development Agreement No. 77 and the "Existing Land Use Regulations" referenced in Development Agreement No. 77.

20.PLANNING. 2

USE - EXPIRATION DATE-CUP/PUP

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

20. PRIOR TO A CERTAIN DATE

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

permit, shall become null and void.

20.PLANNING. 3 USE - MMRP RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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

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

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

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

Additionally, if the movement of import / export occurs



CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - SITE DESIGN BMPS

RECOMMND

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

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

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

As stated in McCoy Solar Energy Revised DEIR Mitigation Measure 4.4-6, Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through July 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a Biological Consulting Firm who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas (including linear facilities). At least two pre-construction surveys shall be conducted, separated by a minimum 10-day interval. One of the surveys shall be conducted within a 14-day period preceding initiation of construction activity. Additional follow-up surveys may be required if periods of construction inactivity exceed 3 weeks. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. Measures are to be the following: If active nests or suspected active nests are detected during the survey, a buffer zone (protected area surrounding the nest, the size of which is to be determined by the Designated Biologist in consultation with CDFW) and monitoring plan shall be developed. Nest locations shall be mapped and submitted, along with a report stating the survey results, to the Environmental Programs Division (EPD) of the Riverside County Planning Department; and The Designated Biologist shall monitor the nest until he or she determines that nestlings have fledged and dispersed; activities that might, in the opinion of the Designated Biologist, disturb nesting activities, shall be prohibited within the buffer zone until such a determination is made.

60.EPD. 2 - BIO MONITOR TEAM

RECOMMND

As stated in McCoy Solar Energy Revised DEIR Mitigation Measure 4.4-1a, prior to beginning construction the Applicant shall assign at least one Designated Biologist to the project. The Applicant shall submit the resume of the proposed Designated Biologist(s), with at least three references and contact information, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for approval in consultation with CDFW and USFWS. The Designated Biologist shall meet the following minimum qualifications (or in lieu of the requirements resume shall demonstrate appropriate background/training to effectively implement mitigation measures):

1. Bachelor's degree in biological sciences, zoology, botany, ecology, or a closely related field
2. Three years of experience in field biology or current certification of a nationally recognized biological society, such as The Ecological Society of America or The Wildlife Society
3. Have at least one year of field experience with biological resources found in or near the Project area
4. Meet the current USFWS Authorized Biologist qualification criteria, demonstrate familiarity with protocols and guidelines for the desert tortoise, and be approved by the USFWS
5. Possess a CESA Memorandum of Understanding pursuant to 2081(a) for desert tortoise.

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIO MONITOR TEAM (cont.)

RECOMMND

As stated in McCoy Solar Energy Revised DEIR Mitigation Measure 4.4-1b, Prior to the issuance of a grading permit, the Designated Biologist shall submit a signed statement to the Environmental Programs Division (EPD) of the Riverside County Planning Department stating that they understand the following duties.

The Designated Biologist shall perform the activities described below during any site mobilization activities, construction-related ground disturbance, grading, boring or trenching activities. The Designated Biologist may be assisted by the approved Biological Monitor(s) but remains the contact for the Applicant and the Environmental Programs Division (EPD) of the Riverside County Planning Department. The Designated Biologist Duties shall include the following:

1. Advise the Applicant's construction and operation managers on the implementation of the biological resources mitigation measures
2. Consult on the preparation of the Biological Resources Mitigation, Implementation, and Monitoring Plan (BRMIMP) to be submitted by the Applicant
3. Be available to supervise, conduct and coordinate mitigation, monitoring, and other biological resources compliance efforts, particularly in areas requiring avoidance or containing sensitive biological resources, such as special-status species or their habitat
4. Clearly mark sensitive biological resource areas and inspect these areas at appropriate intervals for compliance with regulatory terms and conditions
5. Inspect active construction areas where animals may have become trapped prior to construction commencing each day. At the end of the day, inspect for the installation of structures that prevent entrapment or allow escape during periods of construction inactivity. Periodically inspect areas with high vehicle activity (e.g., parking lots) for animals in harm's way
6. Notify the Applicant and the County of Riverside Environmental Programs Department of any non-compliance with any biological resources mitigation measure
7. Respond directly to inquiries of the County of Riverside Environmental Programs Department regarding biological resource issues
8. Maintain written records of the tasks specified above and those included in the BRMIMP. Summaries of these records

CONDITIONAL USE PERMIT Case #: CUP03682

Parcel: 812-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIO MONITOR TEAM (cont.) (cont.)

RECOMMND

shall be submitted in the Monthly Compliance Report and the Annual Compliance Report

9. Train the Biological Monitors as appropriate, and ensure their familiarity with the BRMIMP, Worker Environmental Awareness Program (WEAP) training, and USFWS guidelines on desert tortoise surveys and handling procedures

10. Maintain the ability to be in regular, direct communication with representatives of CDFW, USFWS, and the Environmental Programs Division (EPD) of the Riverside County Planning Department, including notifying these agencies of dead or injured listed species and reporting special-status species observations to the California Natural Diversity Data Base.

As stated in McCoy Solar Energy Revised DEIR Mitigation Measure 4.4-1c and 1d, prior to the issuance of a grading permit the Designated Biologist shall submit the resume, at least three references, and contact information of the proposed Biological Monitors to the Environmental Programs Division (EPD) of the Riverside County Planning Department. The resume shall demonstrate, to the satisfaction of EPD, the appropriate education and experience to accomplish the assigned biological resource tasks. Biological Monitor(s) training by the Designated Biologist shall include familiarity with the mitigation measures, BRMIMP, WEAP, and USFWS guidelines on desert tortoise surveys and handling procedures. The Biological Monitors shall assist the Designated Biologist in conducting surveys and in monitoring of site mobilization activities, construction-related ground disturbance, grading, boring or trenching. The Designated Biologist shall remain the contact for the Applicant and EPD.

60.EPD. 3 - BRMIMP

RECOMMND

As stated in McCoy Solar Energy Revised DEIR Mitigation Measure 4.4-1f, Prior to the issuance of a grading permit or building permit the Applicant shall develop a Biological Resources Mitigation, Implementation, and Monitoring Plan (BRMIMP), and shall submit two copies of the proposed BRMIMP to the County of Riverside Environmental Programs Department for review and approval. The Applicant shall implement the measures identified in the approved BRMIMP. The BRMIMP shall incorporate avoidance and minimization measures described in final versions of the Invasive Weed Management Plan (Mitigation Measure 4.4-8), the