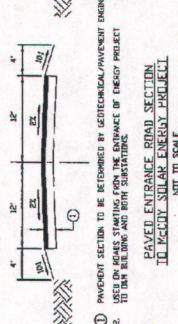
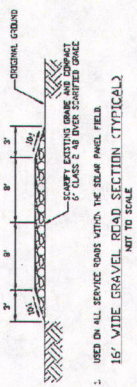


**NOTES:**

- NO RECALCULATION SHALL BE LOCATED TO THE PROPERTY OWNED PROPERTY.
- SEE SHEET NEMC-1-DV-11-002-001 FOR ADDITIONAL NOTES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS WITHOUT CONSTRUCTION.
- NO CUT AND FILL.
- NO ADJUSTMENT SHALL BE MADE TO THE INDICATED DIMENSIONS UNLESS OTHERWISE NOTED.
- THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.

**LEGEND:**

- SECTION LINE, TYP
- PROPOSED 150' WIDE GRAVEL ROAD
- PRIVATE ROAD
- PRIVATE LAND
- PROJECT BOUNDARY LINE
- ADJUSTMENT



- PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL/PAVEMENT ENGINEER.
- TO BE DETERMINED BY THE ENGINEER.

**PROJECT INFORMATION**

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	10/13/18
2	ISSUE FOR CONSTRUCTION	10/13/18
3	ISSUE FOR PERMITS	10/13/18
4	ISSUE FOR CONSTRUCTION	10/13/18
5	ISSUE FOR PERMITS	10/13/18
6	ISSUE FOR CONSTRUCTION	10/13/18
7	ISSUE FOR PERMITS	10/13/18
8	ISSUE FOR CONSTRUCTION	10/13/18
9	ISSUE FOR PERMITS	10/13/18
10	ISSUE FOR CONSTRUCTION	10/13/18

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	10/13/18
2	ISSUE FOR CONSTRUCTION	10/13/18
3	ISSUE FOR PERMITS	10/13/18
4	ISSUE FOR CONSTRUCTION	10/13/18
5	ISSUE FOR PERMITS	10/13/18
6	ISSUE FOR CONSTRUCTION	10/13/18
7	ISSUE FOR PERMITS	10/13/18
8	ISSUE FOR CONSTRUCTION	10/13/18
9	ISSUE FOR PERMITS	10/13/18
10	ISSUE FOR CONSTRUCTION	10/13/18

PROPOSED 150' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 16' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 150' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 16' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 150' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 16' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 150' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 16' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 150' WIDE GRAVEL ROAD SECTION (TYPICAL)

PROPOSED 16' WIDE GRAVEL ROAD SECTION (TYPICAL)

**WorleyParsons**

resources & energy

PROJECT TITLE

MCCOY SOLAR, LLC

MCCOY SOLAR ENERGY PROJECT

RIVERSIDE COUNTY, CA

FIGURE 2

SOLAR PLANT SITE

PRIVATE-LAND AREA DETAILS

SCALE: 1" = 300'

DATE: 10/13/18

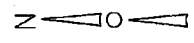
PROJECT NO: NEMC-1-DV-11-002-002

PRELIMINARY  
NOT FOR CONSTRUCTION

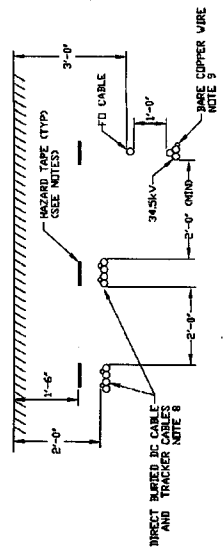
**ENLARGED PLAN**



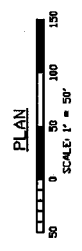
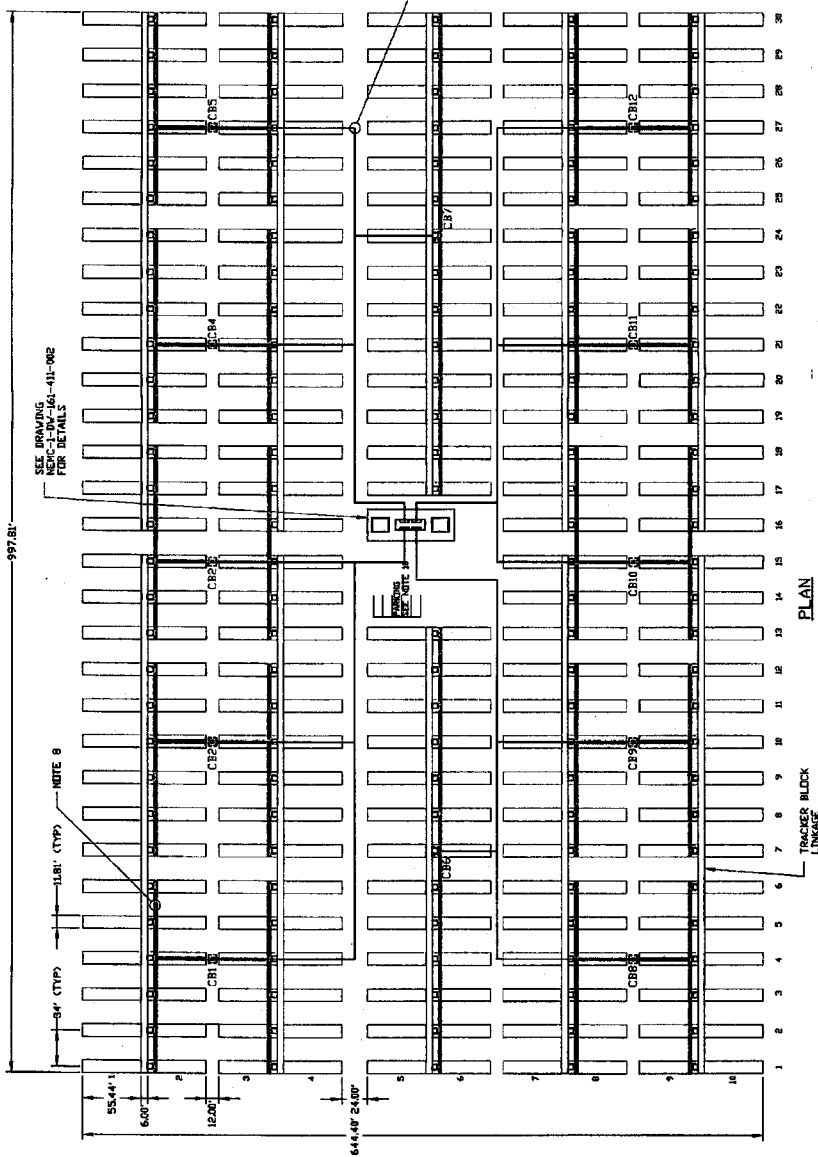
SCALE: 1" = 300'



- LEGEND:**
- INSERT BARRIERS OF CABLE TO INVERTERS
  - CABLE TRAY (CST) TO CED OR DIRECT BURIED DC CABLE
  - CED33 COMBINER BOX (CB)
  - SUBCOMBINER BOX (SCB)



TRENCH SECTION DETAIL  
SCALE: 1/8" = 1'-0"



**NOTES:**

1. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.
2. THIS DRAWING IS REPRESENTATIVE AND BASED ON SPECIFIC TECHNOLOGY AND SPACING. THESE SPECIFICATIONS ARE SUBJECT TO CHANGE AND AFFECT THE TOTAL POWER OUTPUT AND DC/AC RATIO.
3. THE DC CAPACITY OF THIS BLOCK IS 2.4 MW DC USING APPROXIMATELY 24,596 FIRST SOLAR 97 V PANELS IN STRINGS OF 12. THE ELECTRICAL PANELS AND ARE ANTICIPATED TO BE IN PRODUCTION BY THE PRODUCTION PHASE OF THIS PROJECT.
4. THE AC CAPACITY OF THIS BLOCK IS 2.00 MW AC LIMITED BY A SIEMENS SINVERT PV52000 INVERTER PACKAGE. THE DC/AC RATIO IS 1.20.
5. EACH TWO MW AC BLOCK CONTAINS 254 SINGLE AXIS TRACKERS. EACH TRACKER HOLDS 84 PANELS THREE HIGH IN PORTRAIT.
6. GROUND COVER RATIO IS 25% WHICH MAKES SHADING LESSES NEGLIGIBLE.
7. LOCATIONS OF ALL PROPOSED ITEMS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. DC CABLE FROM SUB COMBINER BOX TO COMBINER BOX IS #6 AWG CU. ALL OTHER DC CABLES ARE #4 AWG CU. ALL CABLES ARE TO BE DIRECTLY BURIED.
9. DC CABLE FROM COMBINER BOX TO INVERTERS IS TWO-4000CMIL CU RHW-2, 100V, #2/0 AWG BARE COPPER GND DIRECTLY BURIED.
10. NO PAVEMENT EXCEPT ON MAIN ACCESS ROAD AS INDICATED ON DRAWING NEMC-1-DW-111-002-004. PAVING AREAS WILL BE NATIVE.

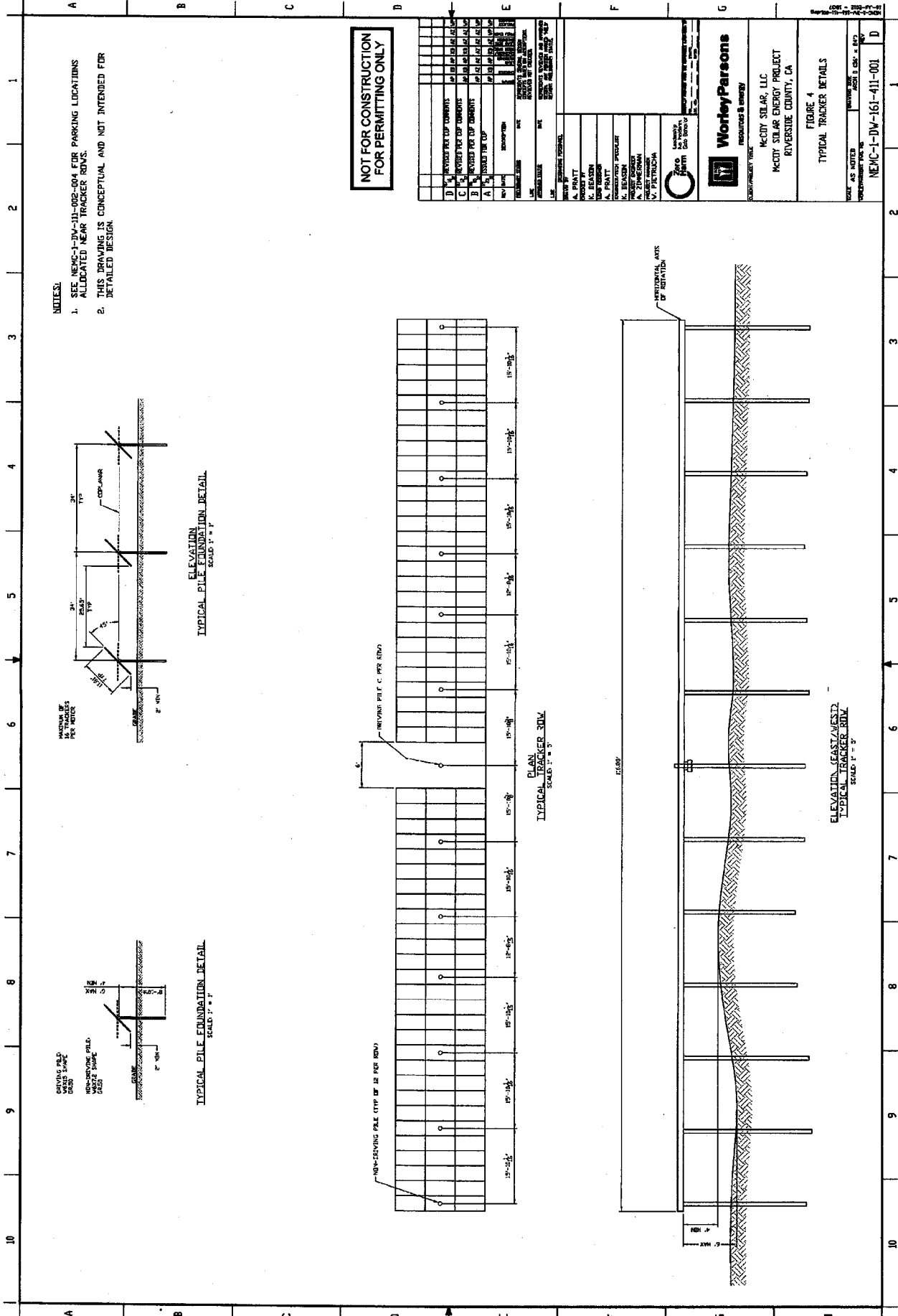
NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: 8px;">                 E. REVISION NOT FOR COMMENTS                  D. REVISION NOT FOR COMMENTS                  C. REVISION NOT FOR COMMENTS                  B. REVISION NOT FOR COMMENTS                  A. REVISION NOT FOR COMMENTS             </td> <td style="width: 50%; font-size: 8px;">                 1. DATE                  2. BY                  3. BY                  4. BY                  5. BY             </td> </tr> </table>	E. REVISION NOT FOR COMMENTS D. REVISION NOT FOR COMMENTS C. REVISION NOT FOR COMMENTS B. REVISION NOT FOR COMMENTS A. REVISION NOT FOR COMMENTS	1. DATE 2. BY 3. BY 4. BY 5. BY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">                 PROJECT NO. NEMC-1-DW-111-002-004                  PROJECT NAME: MCOTY SOLAR ENERGY PROJECT                  PROJECT LOCATION: RIVERSIDE COUNTY, CA                  PROJECT OWNER: MCOTY SOLAR, LLC                  PROJECT MANAGER: A. PRATT                  PROJECT ENGINEER: A. PRATT                  PROJECT ARCHITECT: K. JACKSON                  PROJECT CONTRACTOR: M. ZIMMERMAN                  PROJECT SUPERVISOR: V. PETROUCHA             </td> </tr> </table>	PROJECT NO. NEMC-1-DW-111-002-004 PROJECT NAME: MCOTY SOLAR ENERGY PROJECT PROJECT LOCATION: RIVERSIDE COUNTY, CA PROJECT OWNER: MCOTY SOLAR, LLC PROJECT MANAGER: A. PRATT PROJECT ENGINEER: A. PRATT PROJECT ARCHITECT: K. JACKSON PROJECT CONTRACTOR: M. ZIMMERMAN PROJECT SUPERVISOR: V. PETROUCHA
E. REVISION NOT FOR COMMENTS D. REVISION NOT FOR COMMENTS C. REVISION NOT FOR COMMENTS B. REVISION NOT FOR COMMENTS A. REVISION NOT FOR COMMENTS	1. DATE 2. BY 3. BY 4. BY 5. BY			
PROJECT NO. NEMC-1-DW-111-002-004 PROJECT NAME: MCOTY SOLAR ENERGY PROJECT PROJECT LOCATION: RIVERSIDE COUNTY, CA PROJECT OWNER: MCOTY SOLAR, LLC PROJECT MANAGER: A. PRATT PROJECT ENGINEER: A. PRATT PROJECT ARCHITECT: K. JACKSON PROJECT CONTRACTOR: M. ZIMMERMAN PROJECT SUPERVISOR: V. PETROUCHA				

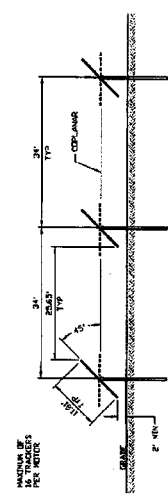


MCOTY SOLAR, LLC  
MCOTY SOLAR ENERGY PROJECT  
RIVERSIDE COUNTY, CA

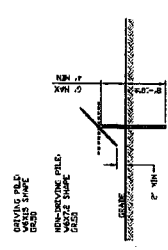
FIGURE 3  
2 MW BLOCK AND  
DC CABLELING DETAILS  
SCALE: 1" = 50'  
DATE: 11/11/2011  
DRAWN BY: J. BRYAN  
CHECKED BY: J. BRYAN  
NEMC-1-DW-111-002-004



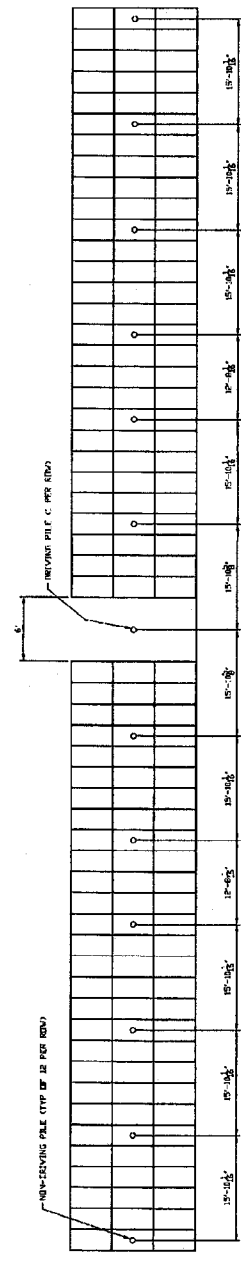
**NOTES:**  
 1. SEE NEMC-1-DW-111-002-004 FOR PARKING LOCATIONS ALLOCATED NEAR TRACKER ROWS.  
 2. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



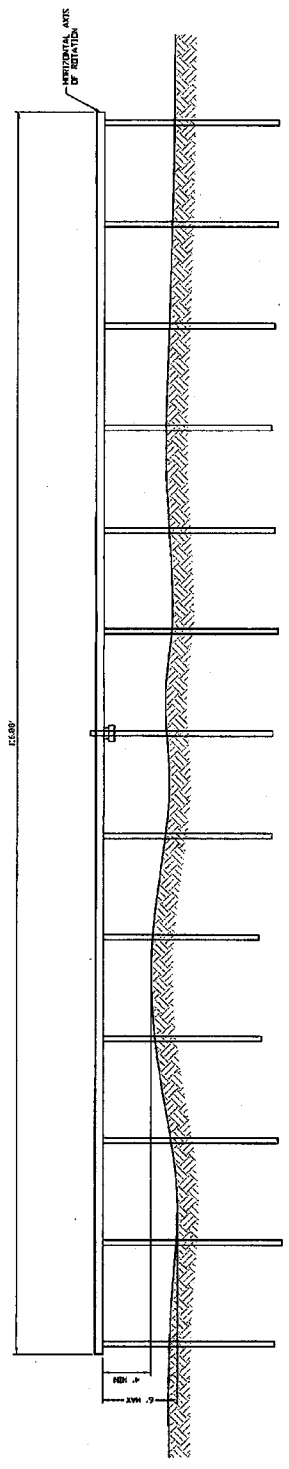
**ELEVATION  
 TYPICAL PILE FOUNDATION DETAIL**  
 SCALE: 1" = 1'



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



**PLAN  
 TYPICAL TRACKER ROW**  
 SCALE: 1" = 3'



**ELEVATION  
 TYPICAL TRACKER ROW**  
 SCALE: 1" = 3'

**NOT FOR CONSTRUCTION  
 FOR PERMITTING ONLY**

NO. 1	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
2	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
3	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
4	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
5	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
6	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
7	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
8	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
9	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO
10	ISSUED FOR PERMITTING	10/10/11	W. P. TRUJANO	W. P. TRUJANO

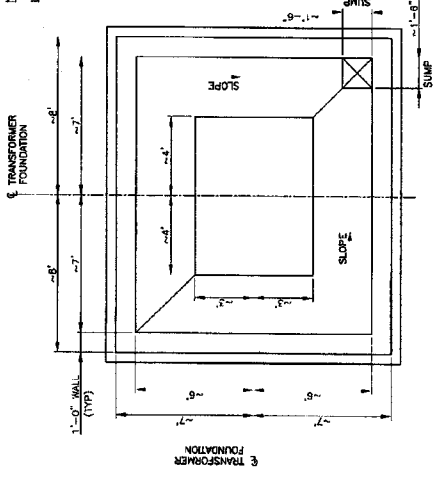
**WorleyParsons**  
 resources & energy

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

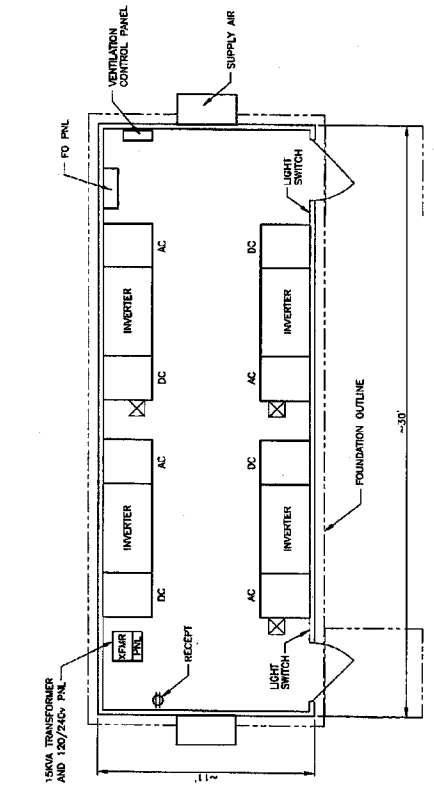
FIGURE 4  
 TYPICAL TRACKER DETAILS

NEMC-1-DW-111-001

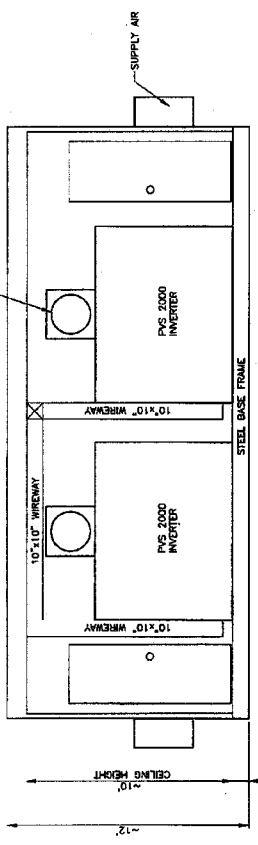
NOTES:  
 1. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



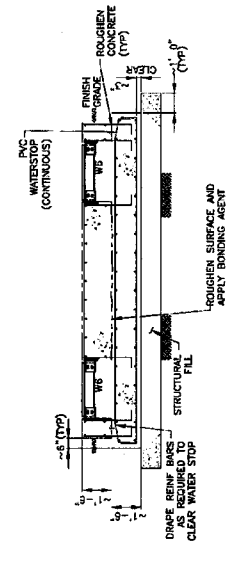
PLAN  
 TYPICAL TRANSFORMER FOUNDATION  
 SCALE: 3/8"=1'-0"



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



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



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

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	10/12/16	A. PRATT	
2	ISSUED FOR TOP	10/12/16	A. PRATT	
3	ISSUED FOR TOP	10/12/16	A. PRATT	
4	ISSUED FOR TOP	10/12/16	A. PRATT	
5	ISSUED FOR TOP	10/12/16	A. PRATT	
6	ISSUED FOR TOP	10/12/16	A. PRATT	
7	ISSUED FOR TOP	10/12/16	A. PRATT	
8	ISSUED FOR TOP	10/12/16	A. PRATT	
9	ISSUED FOR TOP	10/12/16	A. PRATT	
10	ISSUED FOR TOP	10/12/16	A. PRATT	
11	ISSUED FOR TOP	10/12/16	A. PRATT	
12	ISSUED FOR TOP	10/12/16	A. PRATT	
13	ISSUED FOR TOP	10/12/16	A. PRATT	
14	ISSUED FOR TOP	10/12/16	A. PRATT	
15	ISSUED FOR TOP	10/12/16	A. PRATT	
16	ISSUED FOR TOP	10/12/16	A. PRATT	
17	ISSUED FOR TOP	10/12/16	A. PRATT	
18	ISSUED FOR TOP	10/12/16	A. PRATT	
19	ISSUED FOR TOP	10/12/16	A. PRATT	
20	ISSUED FOR TOP	10/12/16	A. PRATT	

**WorleyParsons**  
 resources & energy

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

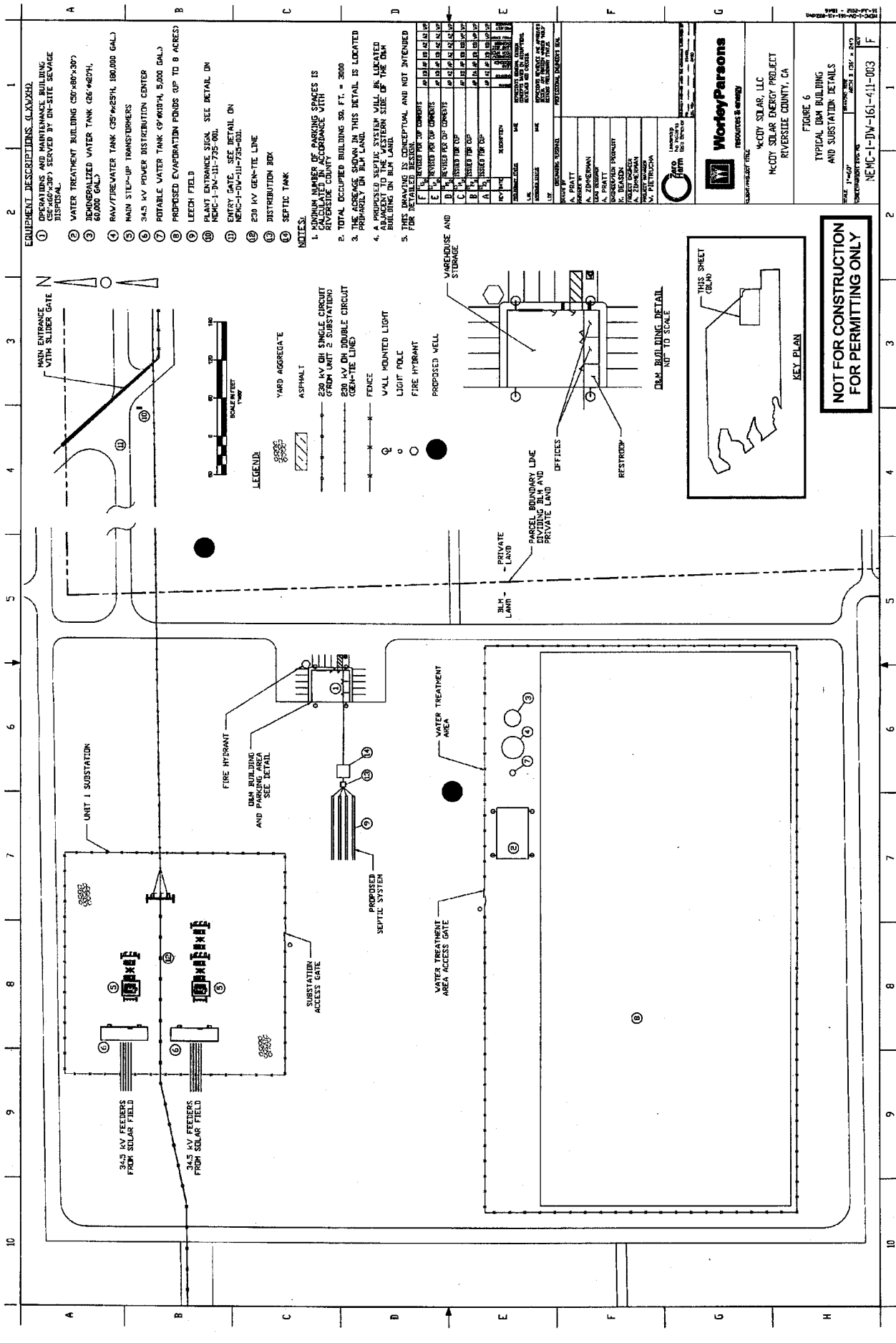
FIGURE 5  
 TYPICAL POWER CONVERSION  
 STATION DETAILS

SCALE: 3/8" = 1'-0"  
 SHEET NO. 10/12/16-002

DATE: 10/12/16  
 PROJECT: McODY SOLAR ENERGY PROJECT  
 CLIENT: McODY SOLAR, LLC  
 DRAWN BY: A. PRATT  
 CHECKED BY: A. PRATT  
 PROJECT ENGINEER: A. PRATT  
 PROJECT MANAGER: M. BEASON  
 PROJECT SUPERVISOR: V. METRICKA

McODY SOLAR, LLC  
 10000 McODY ROAD  
 RIVERSIDE, CA 92504

NOT FOR CONSTRUCTION  
 FOR PERMITTING ONLY

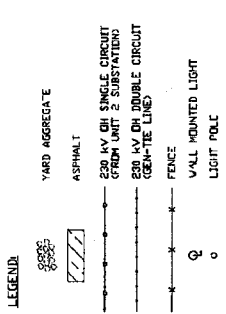


**EQUIPMENT DESCRIPTIONS (C.V.XXZH)**

- ① OPERATIONS AND MAINTENANCE BUILDING (35'x60'x13') SERVED BY ON-SITE SEWAGE DISPOSAL
- ② WATER TREATMENT BUILDING (30'x60'x13')
- ③ DEIONIZED WATER TANK (35'x62.5'x180,000 GAL)
- ④ RAW/FIREWATER TANK (35'x62.5'x180,000 GAL)
- ⑤ MAIN STEP-UP TRANSFORMERS
- ⑥ 34.5 KV POWER DISTRIBUTION CENTER
- ⑦ POTABLE WATER TANK (9'x60'x4,500 GAL)
- ⑧ PROPOSED EVAPORATION POND (3' TO 8 ACRES)
- ⑨ LEACH FIELD
- ⑩ PLANT ENTRANCE SIGN SEE DETAIL DN NEMC-1-DN-111-725-001
- ⑪ ENTRY GATE SEE DETAIL DN NEMC-1-DN-111-725-001
- ⑫ 230 KV GEN-TIE LINE
- ⑬ DISTRIBUTION BOX
- ⑭ SEPTIC TANK

**NOTES:**

1. MINIMUM NUMBER OF PARKING SPACES IS 300. SEE DETAIL DN NEMC-1-DN-111-725-001.
2. TOTAL OCCUPIED BUILDING SQ. FT. = 3000.
3. THE ADDRESS SHOWN IN THIS DETAIL IS LOCATED ADJACENT TO THE WESTERN SIDE OF THE DN BUILDING ON BLM LAND.
4. A PROPOSED SEPTIC SYSTEM WILL BE LOCATED ADJACENT TO THE WESTERN SIDE OF THE DN BUILDING ON BLM LAND.
5. THIS DETAIL IS EXCEPTIONAL AND NOT INTENDED TO BE USED AS A PRECEDENT.



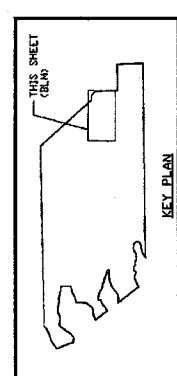
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	OPERATIONS AND MAINTENANCE BUILDING	1	SQ. FT.	35'x60'x13'
2	WATER TREATMENT BUILDING	1	SQ. FT.	30'x60'x13'
3	DEIONIZED WATER TANK	1	GAL.	35'x62.5'x180,000
4	RAW/FIREWATER TANK	1	GAL.	35'x62.5'x180,000
5	MAIN STEP-UP TRANSFORMERS	2	TRANSFORMERS	
6	34.5 KV POWER DISTRIBUTION CENTER	1	DC	
7	POTABLE WATER TANK	1	GAL.	9'x60'x4,500
8	PROPOSED EVAPORATION POND	1	ACRES	3' TO 8
9	LEACH FIELD	1	ACRES	
10	PLANT ENTRANCE SIGN	1	SIGN	SEE DETAIL DN NEMC-1-DN-111-725-001
11	ENTRY GATE	1	GATE	SEE DETAIL DN NEMC-1-DN-111-725-001
12	230 KV GEN-TIE LINE	1	LINE	
13	DISTRIBUTION BOX	1	BOX	
14	SEPTIC TANK	1	TANK	

**WorleyParsons**  
resources & energy

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

FIGURE 6  
TYPICAL DN BUILDING AND SUBSTATION DETAILS

SCALE: 1"=40'  
DATE: 11/11/11  
CONTRACT NO: NEMC-1-DN-161-411-003

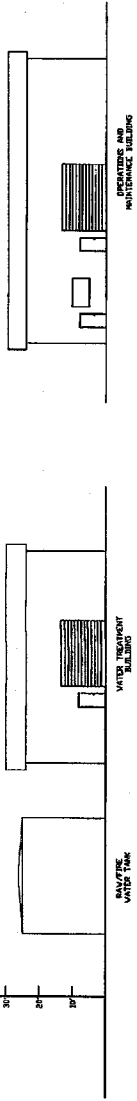


**NOT FOR CONSTRUCTION FOR PERMITTING ONLY**

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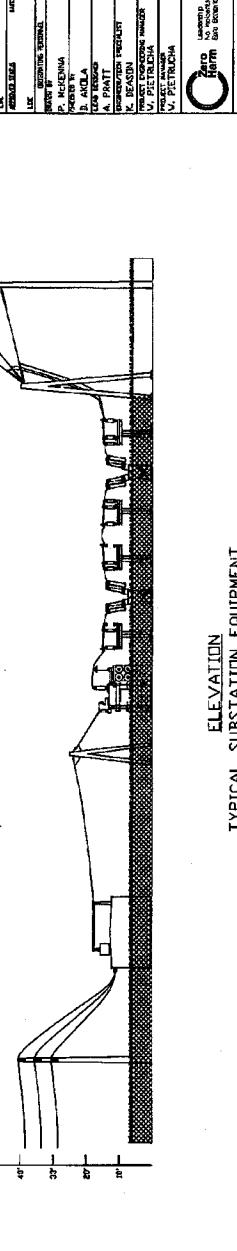
### NOTES:

1. BUILDING AND TANK STRUCTURES AND COLORS WILL BE COMPLEMENTARY WITH THE SURROUNDING ENVIRONMENT.
2. SEE NDCD-1-DW-111-002-09 FOR PLAN VIEW.
3. THIS DRAWING IS CONCEPTUAL AND IS NOT INTENDED FOR METAL DESIGN.

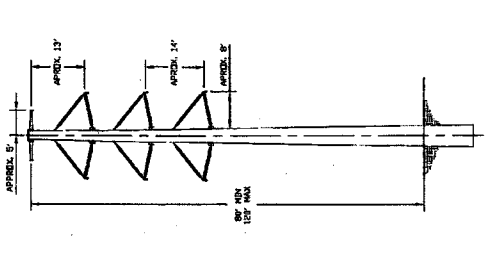


ELEVATION  
TYPICAL BUILDING AND WATER TANK  
NOT TO SCALE

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMITS	10/19/11		
2	ISSUED FOR PERMITS	10/19/11		
3	ISSUED FOR PERMITS	10/19/11		
4	ISSUED FOR PERMITS	10/19/11		
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18	ISSUED FOR PERMITS	10/19/11		
19	ISSUED FOR PERMITS	10/19/11		
20	ISSUED FOR PERMITS	10/19/11		



ELEVATION  
TYPICAL SUBSTATION EQUIPMENT  
NOT TO SCALE



ELEVATION  
230 KV DOUBLE CIRCUIT POLE  
NOT TO SCALE

**WorleyParsons**  
resources & energy

MCDDY SOLAR, LLC  
"MCDDY" SOLAR ENERGY PROJECT  
RIVERSIDE COUNTY, CA

FIGURE 7  
TYPICAL ELEVATIONS

**McDDY Solar**  
P. McKENNA  
DESIGNER  
A. PRATT  
PROJECT EXECUTION MANAGER  
M. PETRELLA  
V. PETRELLA

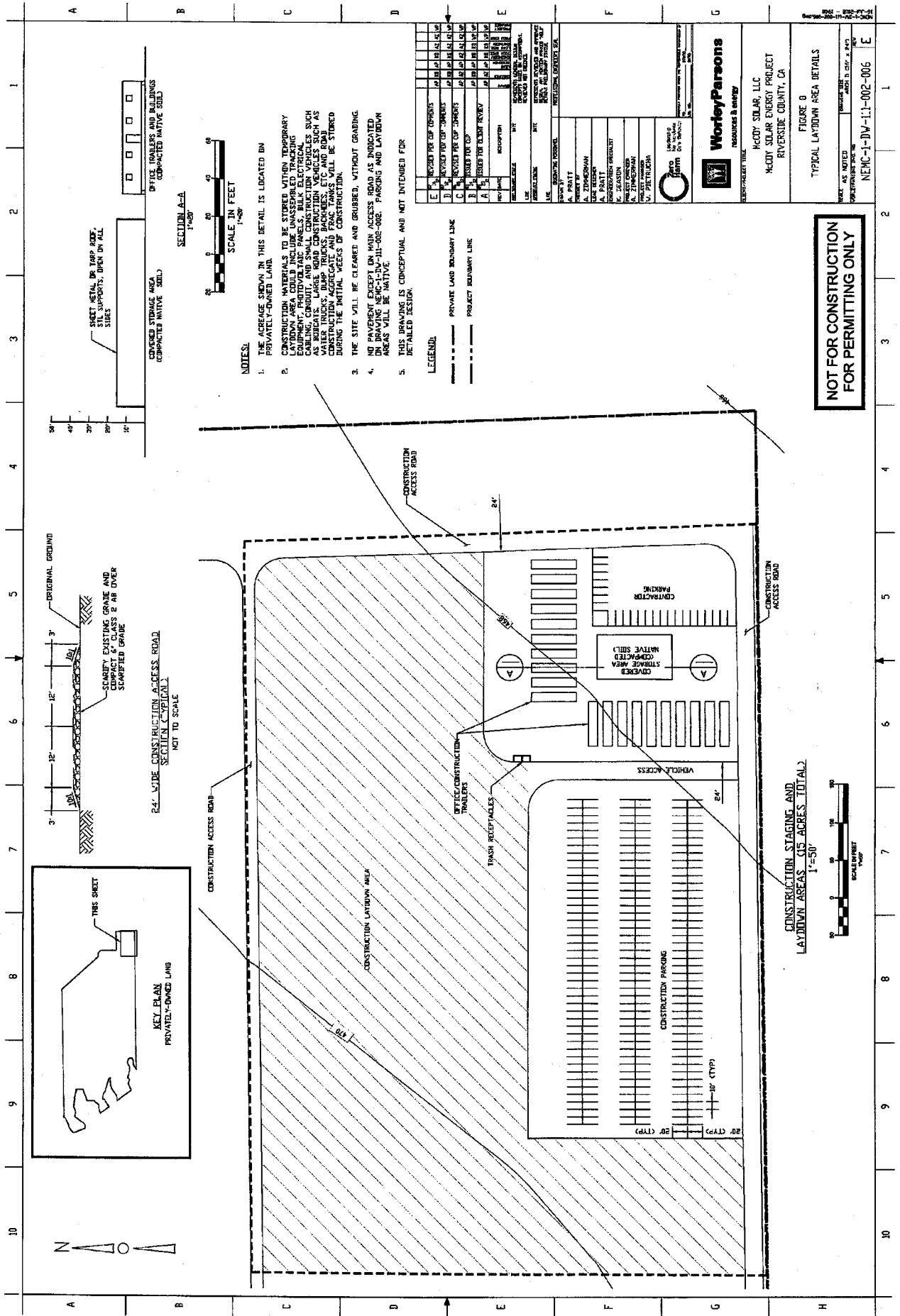
**McDDY Solar**  
DESIGN & CONSTRUCTION  
10000 N. UNIVERSITY  
SUITE 100  
DENVER, CO 80231

DATE: 10/19/11  
SCALE: AS SHOWN  
PROJECT NO.: NEMC-1-DW-111-002-005

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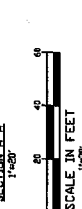
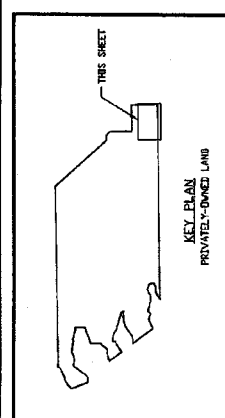
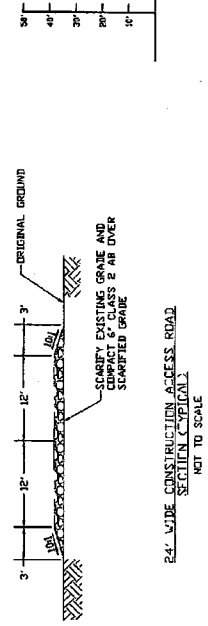
**NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY**

A B C D E F G H

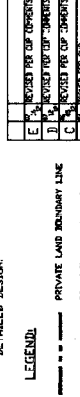


1 2 3 4 5 6 7 8 9 10

A B C D E F G H



- NOTES:**
1. THE ACREAGE SHOWN IN THIS DETAIL IS LOCATED ON PRIVATELY-OWNED LAND.
  2. CONSTRUCTION MATERIALS TO BE STORED WITHIN TEMPORARY LAYDOWN AREA COULD INCLUDE UNASSEMBLED TRACKING EQUIPMENT, PHOTO-VOLTAIC PANELS, BULK ELECTRICAL MATERIALS, CONSTRUCTION MATERIALS SUCH AS ROBERTS, LARGE ROAD CONSTRUCTION VEHICLES SUCH AS WATER TRUCKS, DUMP TRUCKS, BACKHOES, ETC AND ROAD EQUIPMENT. ALL MATERIALS WILL BE STORED DURING THE INITIAL WEEKS OF CONSTRUCTION.
  3. THE SITE WILL BE CLEARED AND GROUND, WITHOUT GRADING.
  4. NO PAVEMENT EXCEPT ON MAIN ACCESS ROAD AS INDICATED. PAVING WILL BE LIMITED TO THE LAYDOWN AREAS.
  5. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11/11/2023
2	ISSUED FOR PERMITTING	11/11/2023
3	ISSUED FOR PERMITTING	11/11/2023
4	ISSUED FOR PERMITTING	11/11/2023
5	ISSUED FOR PERMITTING	11/11/2023
6	ISSUED FOR PERMITTING	11/11/2023
7	ISSUED FOR PERMITTING	11/11/2023
8	ISSUED FOR PERMITTING	11/11/2023
9	ISSUED FOR PERMITTING	11/11/2023
10	ISSUED FOR PERMITTING	11/11/2023

**TITLE:**  
 McODY SOLAR, LLC  
 McODY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

**FIGURE 0**  
 TYPICAL LAYDOWN AREA DETAILS

**WorleyParsons**  
 resources & energy

**McODY SOLAR, LLC**  
 McODY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

**FIGURE 0**  
 TYPICAL LAYDOWN AREA DETAILS

**WorleyParsons**  
 resources & energy

**McODY SOLAR, LLC**  
 McODY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

**NOT FOR CONSTRUCTION FOR PERMITTING ONLY**

**CONSTRUCTION STAGING AND LAYDOWN AREAS: 615 ACRES TOTAL**  
 1"=50'

**SCALE BAR**  
 0 10 20 30 40 50 60 70 80 90 100 FEET

**LEGEND:**

- PRIVATE LAND BOUNDARY LINE
- - - PROJECT BOUNDARY LINE

**NOTES:**

1. THE ACREAGE SHOWN IN THIS DETAIL IS LOCATED ON PRIVATELY-OWNED LAND.
2. CONSTRUCTION MATERIALS TO BE STORED WITHIN TEMPORARY LAYDOWN AREA COULD INCLUDE UNASSEMBLED TRACKING EQUIPMENT, PHOTO-VOLTAIC PANELS, BULK ELECTRICAL MATERIALS, CONSTRUCTION MATERIALS SUCH AS ROBERTS, LARGE ROAD CONSTRUCTION VEHICLES SUCH AS WATER TRUCKS, DUMP TRUCKS, BACKHOES, ETC AND ROAD EQUIPMENT. ALL MATERIALS WILL BE STORED DURING THE INITIAL WEEKS OF CONSTRUCTION.
3. THE SITE WILL BE CLEARED AND GROUND, WITHOUT GRADING.
4. NO PAVEMENT EXCEPT ON MAIN ACCESS ROAD AS INDICATED. PAVING WILL BE LIMITED TO THE LAYDOWN AREAS.
5. THIS DRAWING IS CONCEPTUAL AND NOT INTENDED FOR DETAILED DESIGN.

**LEGEND:**

- PRIVATE LAND BOUNDARY LINE
- - - PROJECT BOUNDARY LINE

**TITLE:**  
 McODY SOLAR, LLC  
 McODY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

**FIGURE 0**  
 TYPICAL LAYDOWN AREA DETAILS

**WorleyParsons**  
 resources & energy

**McODY SOLAR, LLC**  
 McODY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

**FIGURE 0**  
 TYPICAL LAYDOWN AREA DETAILS

**WorleyParsons**  
 resources & energy

**McODY SOLAR, LLC**  
 McODY SOLAR ENERGY PROJECT  
 RIVERSIDE COUNTY, CA

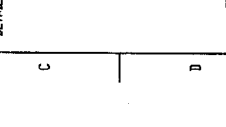
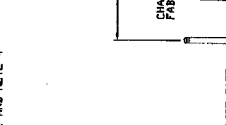
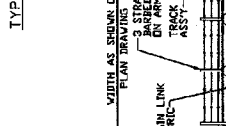
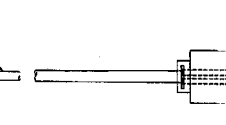
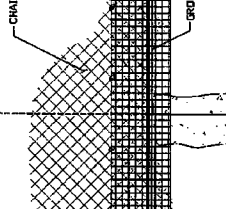
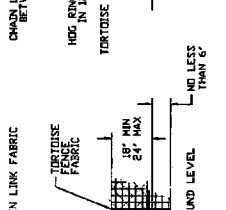
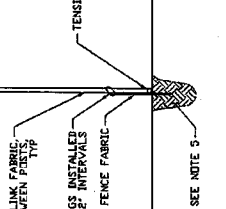
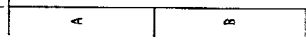
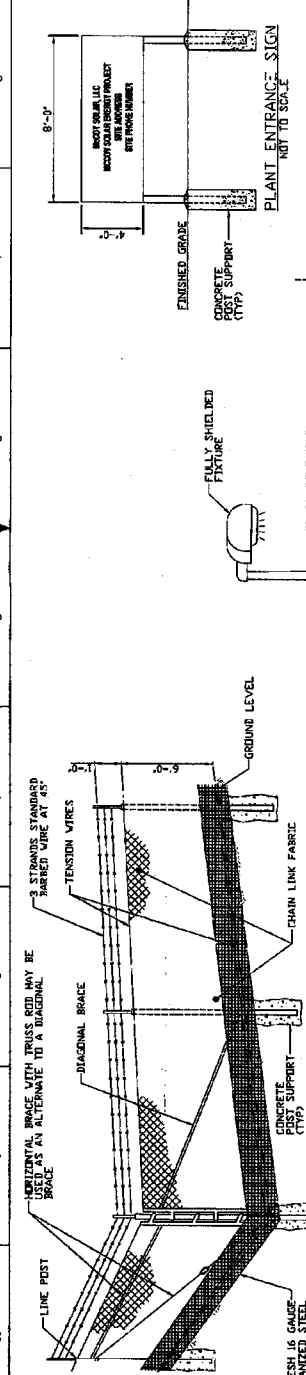
1 2 3 4 5 6 7 8 9 10

A B C D E F G H



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

1 2 3 4 5 6 7 8 9 10



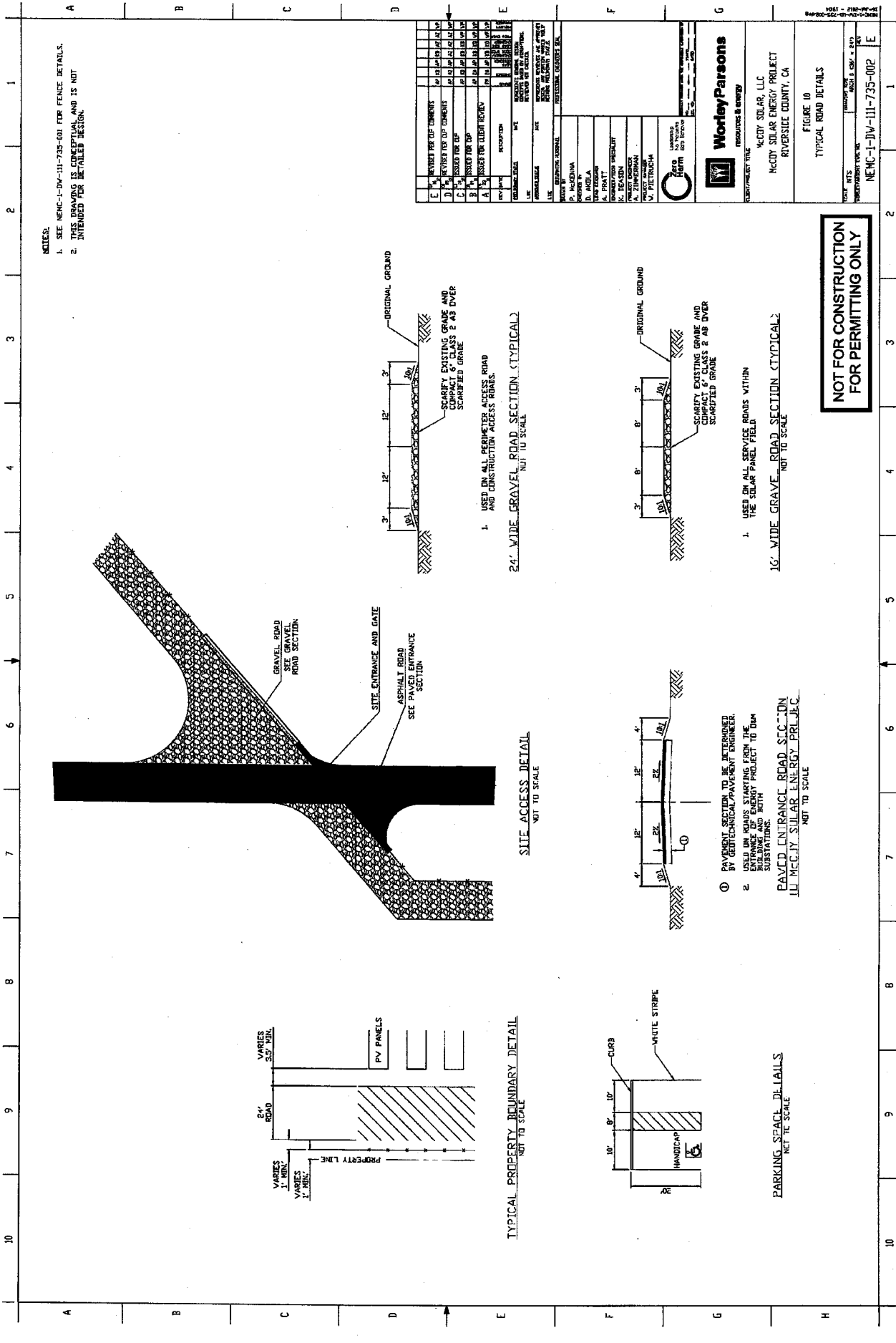
NO.	DATE	DESCRIPTION
1	11/11/22	ISSUED FOR PERMITS
2	11/11/22	ISSUED FOR PERMITS
3	11/11/22	ISSUED FOR PERMITS
4	11/11/22	ISSUED FOR PERMITS
5	11/11/22	ISSUED FOR PERMITS
6	11/11/22	ISSUED FOR PERMITS
7	11/11/22	ISSUED FOR PERMITS
8	11/11/22	ISSUED FOR PERMITS
9	11/11/22	ISSUED FOR PERMITS
10	11/11/22	ISSUED FOR PERMITS

PREPARED BY:  
P. MCGONNAGH  
DESIGNED BY:  
A. PRATT  
CHECKED BY:  
C. WATSON  
DRAWN BY:  
V. PIETRUCHA  
V. PIETRUCHA

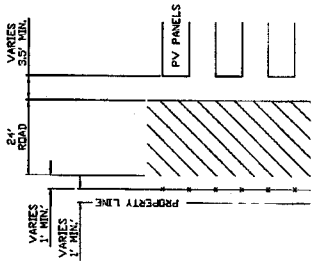
WorleyParsons  
resources & energy  
MCODY SOLAR, LLC  
MCODY SOLAR ENERGY PROJECT  
RIVERSIDE COUNTY, CA  
FIGURE 9  
TYPICAL FENCING AND GATE DETAILS  
DATE: 11/11/22  
PROJECT NO.: 22-111-735-001  
C

**NOT FOR CONSTRUCTION  
FOR PERMITTING ONLY**

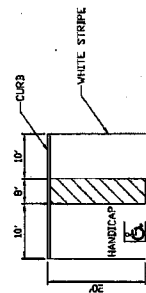
1 2 3 4 5 6 7 8 9 10



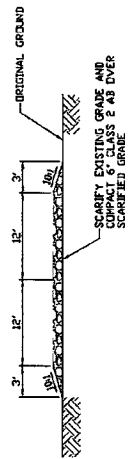
NOTES:  
 1. SEE NEMC-1-DW-11-735-001 FOR FENCE DETAILS.  
 2. THIS DRAWING IS CONCEPTUAL AND IS NOT INTENDED FOR BIDDING DESIGN.



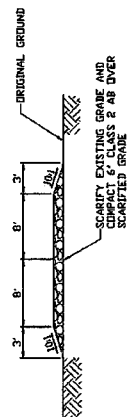
TYPICAL PROPERTY BOUNDARY DETAIL  
 NOT TO SCALE



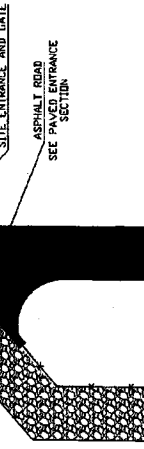
PARKING SEAL DETAILS  
 NOT TO SCALE



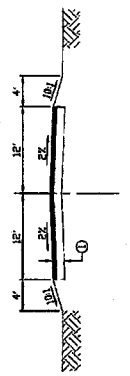
24' WIDE GRAVEL ROAD SECTION (TYPICAL)  
 NOT TO SCALE



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



SITE ACCESS DETAIL  
 NOT TO SCALE



- ① PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL/PAVEMENT ENGINEER
- ② USED ON ROADS STARTING FROM THE ENTRANCE OF ENERGY PROJECT TO DUM SUBSTATIONS
- ③ PAVED ENTRANCE ROAD SECTION McCarty Solar Energy Project  
 NOT TO SCALE

E	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
D	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
C	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
B	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
A	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
1	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
2	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
3	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
4	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
5	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
6	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
7	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
8	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
9	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH
10	WATER PIPE TOP MARKERS	10' DIA. 12" HIGH

**WorleyParsons**  
 resources & energy

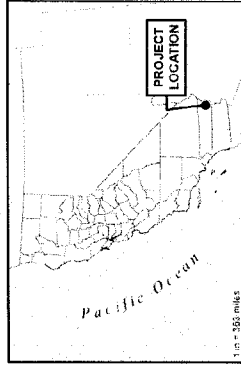
McCarty Solar, LLC  
 McCarty Solar Energy Project  
 RIVERSIDE COUNTY, CA

FIGURE 10  
 TYPICAL ROAD DETAILS

DATE: 11/11/11  
 DRAWN BY: J. GUY  
 CHECKED BY: J. GUY  
 PROJECT NO.: NEMC-1-DW-11-735-002

**NOT FOR CONSTRUCTION  
 FOR PERMITTING ONLY**

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



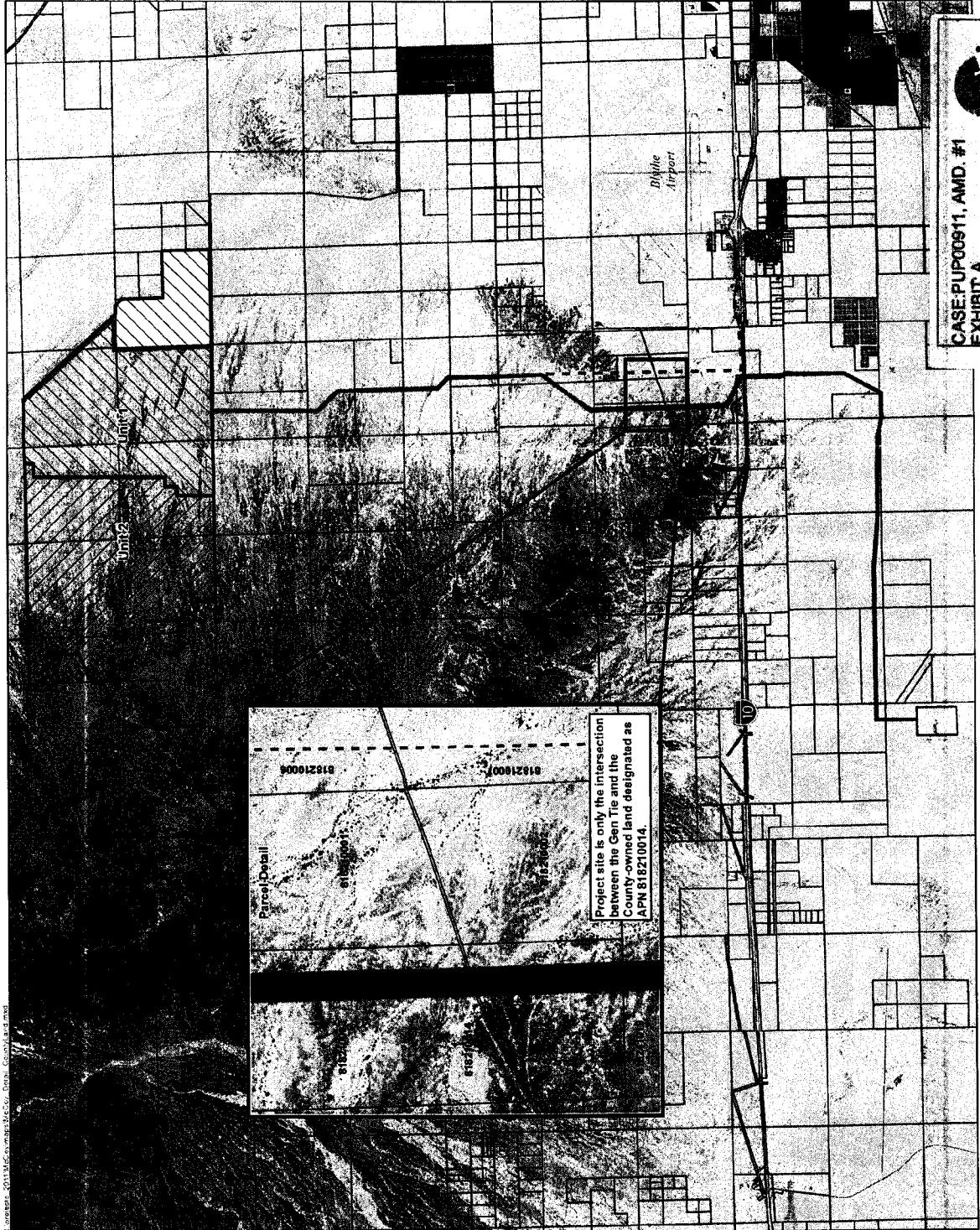
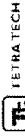
**Legend**  
MSEP Solar Plant Site Boundary

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

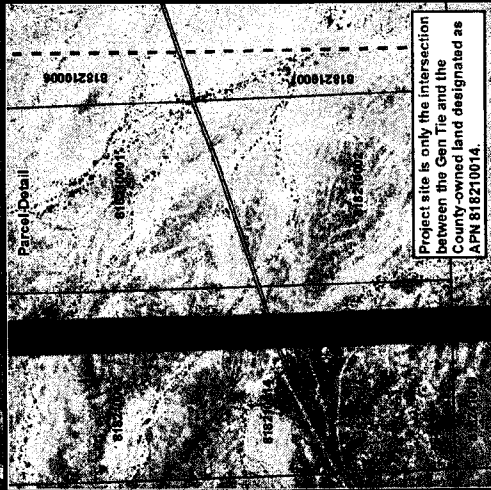


Notes:  
 (a) UTM Zone 11, NAD 1983 Projection.  
 (b) Source data: ESRI, BLM, USGS 7.5 DRG, TTEC

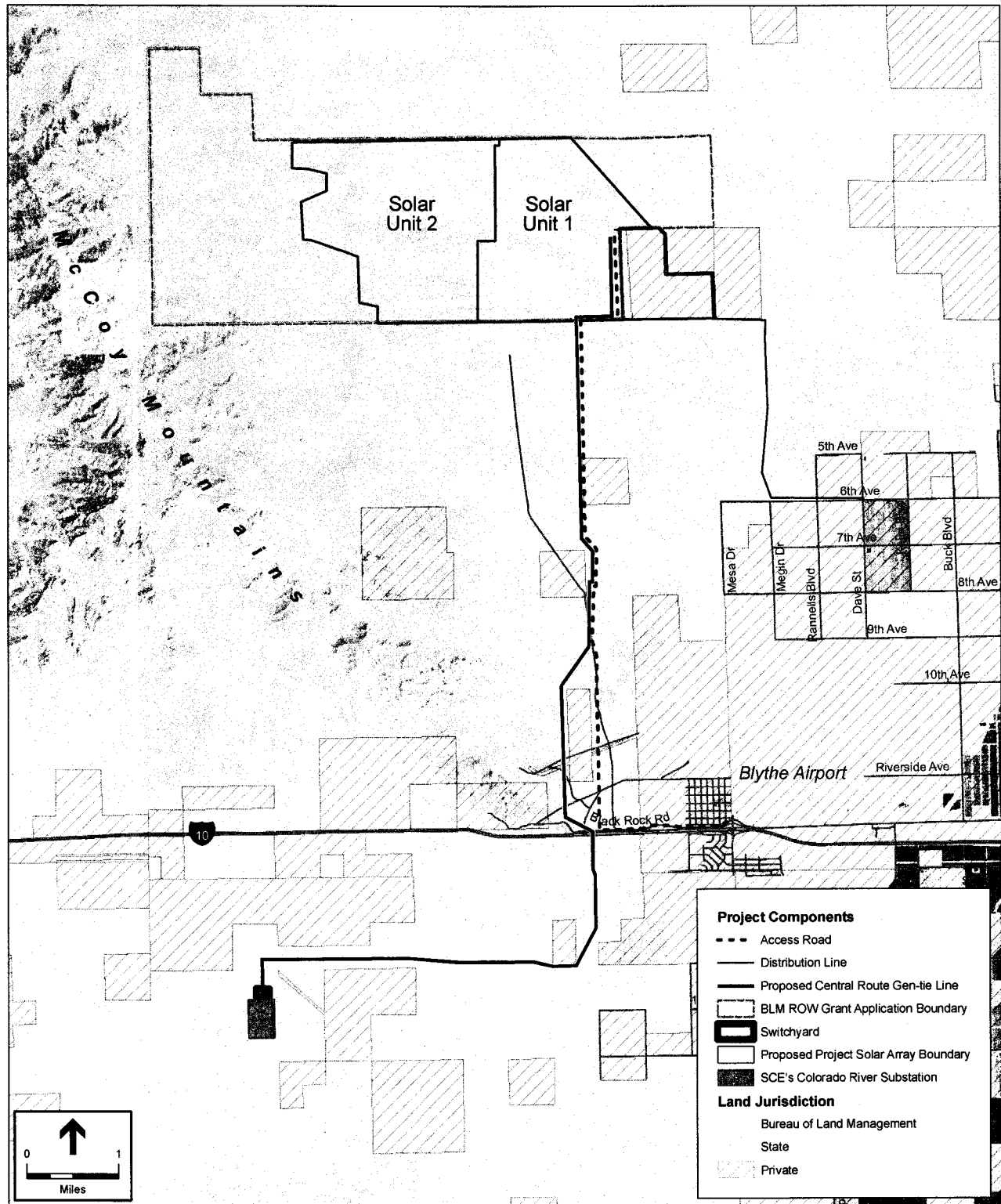
PUP GENERAL PROJECT FEATURES



**Case: PUP00811, AMD, #1**  
**EXHIBIT: A**  
**DATE: 12/24/13**  
**PLANNER: L. ROSS**



Project site is only the intersection  
 between the Gen Tie and the  
 County-owned land designated as  
 APN 8182710014.



SOURCE: NextEra, 2012

McCoy Solar Energy Project . 211516

**Figure 2-2**  
Proposed Project

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

DATE: April 23, 2012

TO:

Riv. Co. Transportation Dept. – Palm Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department – Palm Desert  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor – Bob Robinson  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. ALUC – John Guerin  
Blythe Municipal Airport – Gen. Manager  
4th District Supervisor  
4th District Planning Commissioner  
Palo Verde Unified School Dist.  
City of Blythe

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

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

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

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on May 3, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas**, Project Planner, at (951) 955-1195 or email at **JOLIVAS@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

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

DATE: November 8, 2011

**TO:**

Riv. Co. Transportation Dept.- Palm Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department-Palm Desert  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor – Bob Robinson

Riv. Co. Information Technology-J. Sarkasian  
Riv. Co. Sheriff's Dept.-Colorado River Station  
Riv. Co. Waste Management Dept.  
Riv. Co. ALUC-John Guerin  
Blythe Municipal Airport-Attn: Gen. Manager  
Mesa Verde Community Council  
4th District Supervisor  
4th District Planning Commissioner  
Palo Verde Irrigation Dist.  
Southern California Edison  
CALTRANS Dist. #8

CALTRANS Div. of Aeronautics-P. Crimmins  
RWQCB-Colorado River  
Air Quality Mgmt. Dist.-Mojave Desert  
CA Dept. of Fish & Game  
US Fish & Wildlife Service  
Bureau of Land Mgmt. – Moreno Valley Office  
US EPA Reg. IX Evtl. Review Office  
City of Blythe  
Riv. Co. Facilities Mgmt. Dept-Real Estate Div.

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

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

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 1, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas**, Project Planner, at **(951) 955-1195** or email at **JOLIVAS@rctlma.org / MAILSTOP# 1070**.

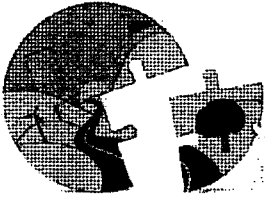
**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006145

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Solar Power Plant

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 348.4705

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

CASE NUMBER: CUPO 3682                      DATE SUBMITTED: April 18, 2012

### APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

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

PUP00911

"Planning Our Future... Preserving Our Past"

EA 42451  
CFG 05823

**APPLICATION FOR LAND USE PROJECT**

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

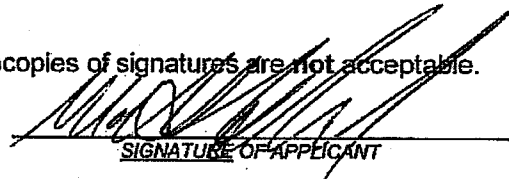
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Matthew S. Handel

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

See attached sheet.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 812-130-006, 812130007-4, 812130008-5

Section: 36 Township: 5S Range: 21E



**APPLICATION FOR LAND USE PROJECT**

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

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

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

Project Description: (describe the proposed project in detail)

See attached Supplemental Information.

Related cases filed in conjunction with this application:

N/A

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

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

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

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: See Supplemental Information, P. 5

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Calculations not yet completed

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards Calculations not yet completed

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

Import None anticipated Export None anticipated Neither \_\_\_\_\_

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

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

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

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

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

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

Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

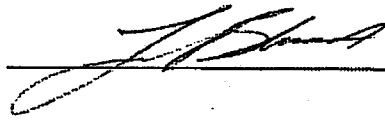
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Tricia Bernhardt

Date

4/19/12

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

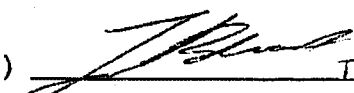
**APPLICATION FOR LAND USE PROJECT**

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2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

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

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

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

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

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

**TIME OF HEARING:** 10:30 A.M. or as soon as possible thereafter.  
**DATE OF HEARING:** February 25, 2014  
**PLACE OF HEARING:** RIVERSIDE COUNTY BOARD OF SUPERVISORS  
4080 LEMON STREET, 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

**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

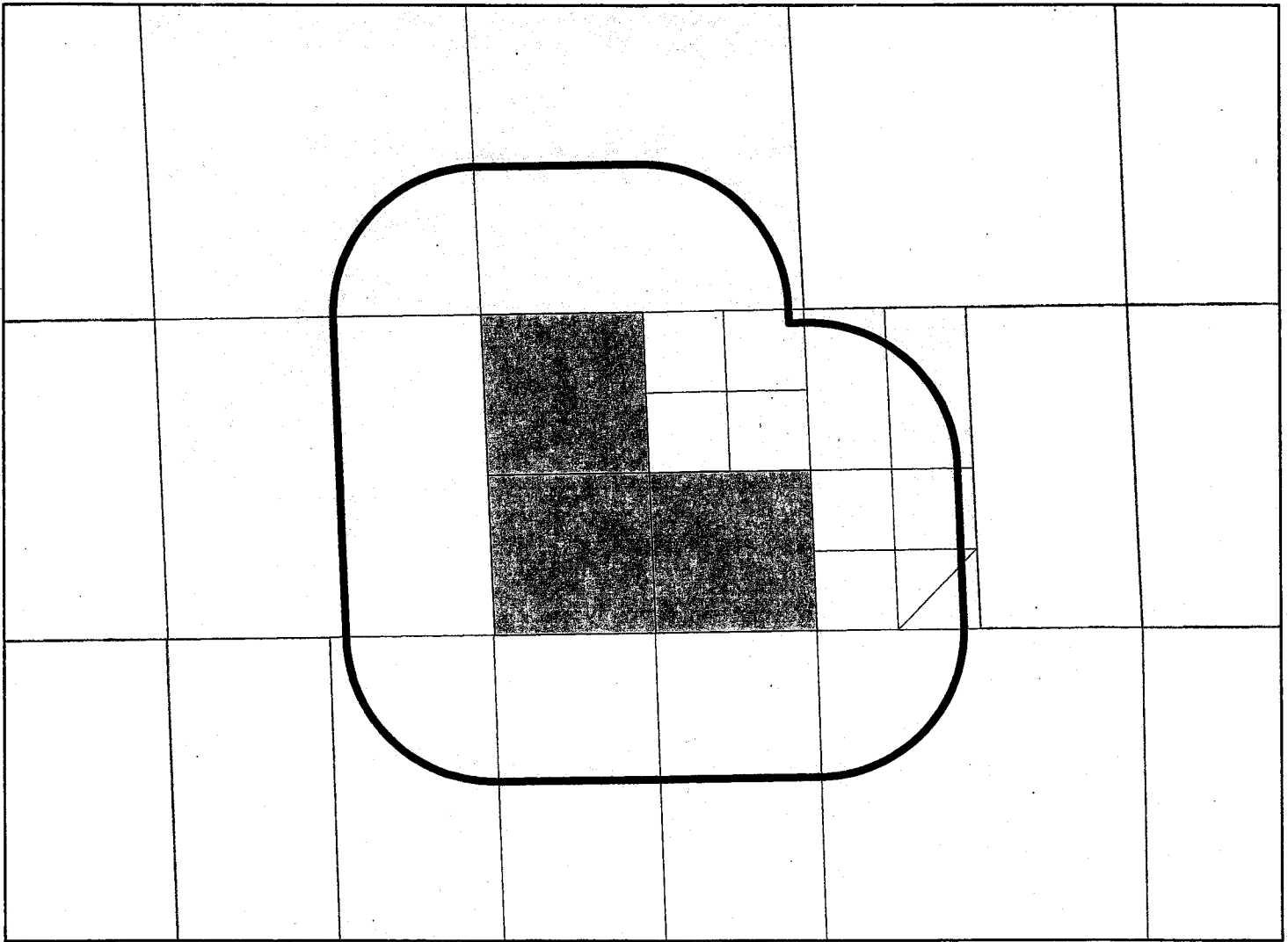
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*VNN  
02/16/14  
7/16/14*

**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



2,400 1,200 0 2,400 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: 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



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

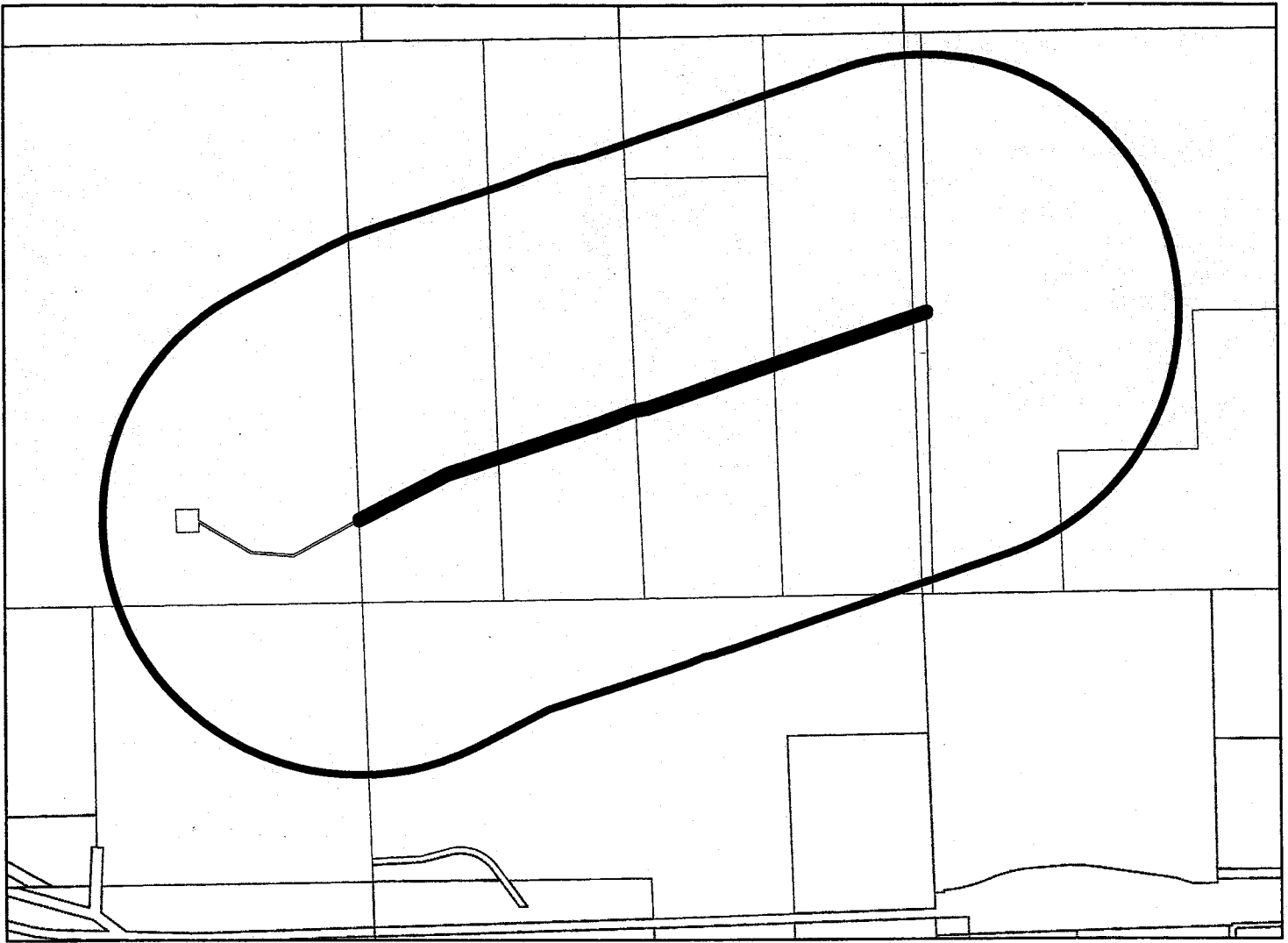
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Handwritten signature and date:*  
1/16/14  
Egnes

**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 Vettraiuo  
1001 I St.  
P.O. Box 2815  
Sacramento, CA 95812

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Information Technology  
7195 Alessandro Blvd.  
Riverside, CA 92506

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

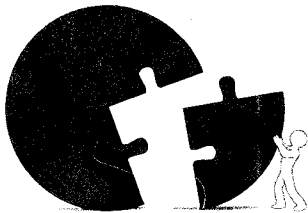
The Dean Family  
64079 Dolomites Court  
Desert Hot Springs, CA 92240

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

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

*Project Title/Case Numbers*

Damaris Abraham  
*County Contact Person*

951-955-5719  
*Phone Number*

2011101007

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

McCoy Solar, LLC  
*Project Applicant*

700 Universe Blvd, Juno Beach, FL 33408  
*Address*

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

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

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

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029.75 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A Statement of Overriding Considerations WAS adopted for the project.

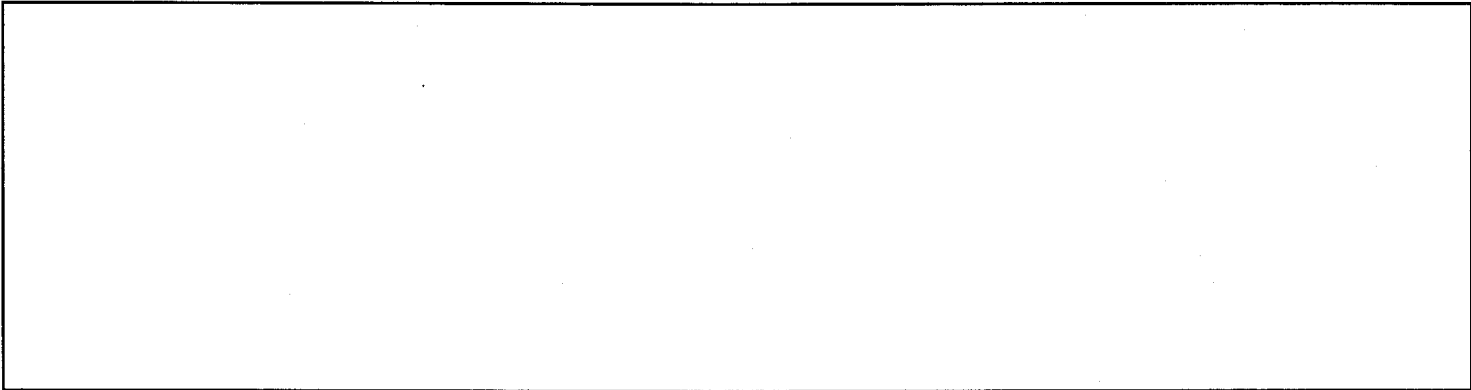
This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



DM/dm

Revised 2/10/2014

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1400675

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

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

By \_\_\_\_\_ Jan 23, 2014 13:40  
MGARDNER posting date Jan 23, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1104938

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

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

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

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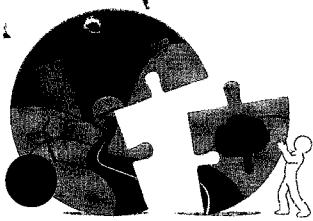
Received from: MCCOY SOLAR LLC/MEG RUSSELL \$64.00  
paid by: CK 1447426  
CA FISH AND GAME FOR EA42451  
paid towards: CFG05823 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 18, 2011 14:47  
GLKING posting date May 18, 2011

\*\*\*\*\*  
\*\*\*\*\*

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

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



# 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 812-130-06, 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

**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.

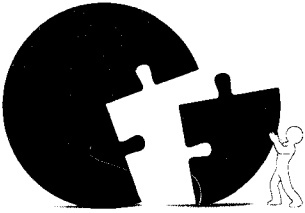
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public 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**  
**PLANNING DEPARTMENT**

*Juan C. Perez*  
Interim Director

## Memorandum

**DATE:** February 25, 2014

**TO:** Board of Supervisors

**FROM:** Planning Department

**RE:** Item No. 16-1 – **CONDITIONAL USE PERMIT NO. 3682, PUBLIC USE PERMIT NO. 911, DEVELOPMENT AGREEMENT NO. 77, AND ENVIRONMENTAL IMPACT REPORT NO. 528**

1. **The following conditions of approval have been MODIFIED for CONDITIONAL USE PERMIT NO. 3682:**
  - a. 10.EVERY.1 – changed maximum height of the panels from “6 feet high” to “6-10 feet high” on paragraph 2.
  - b. 10.EPD.1 – changed “weekly” to “monthly” on number 4.
  - c. 10.FIRE.6 – paragraph 4 has been deleted.
  - d. 10.FLOOD RI.1 – changed the acreage from 480 to 477 on paragraph 2 and deleted the last two sentences of paragraph 4 and replaced with: “The bottom 24 inches of fencing shall be break-away chain link fabric.”
  - e. 10.PLANNING.47 - modified to include the following first sentence on numbers 1 and 2: “The following condition is applicable to any portion of the project within the Blythe Airport Influence Area as delineated in the 2004 Blythe Airport Land Use Compatibility Plan.”
  - f. 60.EPD.3 – changed “weekly” to “monthly” on number 4.
2. **The following conditions of approval have been DELETED for CONDITIONAL USE PERMIT NO. 3682:**
  - a. 10.PLANNING.2
  - b. 10.TRANS.11
  - c. 80.TRANS.2
  - d. 80.TRANS.5
  - e. 80.TRANS.6
  - f. 90.TRANS.2
  - g. 90.TRANS.13
  - h. 90.TRANS.15
3. **The following conditions of approval have been ADDED for CONDITIONAL USE PERMIT NO. 3682:**
  - a. 10.PLANNING.50
  - b. 60.PLANNING.24
4. **The following conditions of approval have been MODIFIED for PUBLIC USE PERMIT NO. 911:**

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

02.25.14  
16-1

- a. 10.EPD.1 – changed “weekly” to “monthly” on number 4.
- b. 10.PLANNING.41
- c. 60.EPD.3 – changed “weekly” to “monthly” on number 4.

**5. The following conditions of approval have been DELETED for PUBLIC USE PERMIT NO. 911:**

- a. 10.TRANS.12

**6. The following conditions of approval have been ADDED for PUBLIC USE PERMIT NO. 911:**

- a. 10.TRANS.10
- b. 60.PLANNING.19

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 6-10 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.

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10. GENERAL CONDITIONS

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 monthly Biological Monitoring Report to County of Riverside EPD. The monthly 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 following month's expected biological monitoring activities.

FIRE DEPARTMENT

10.FIRE. 6

USE- ROAD ACCESS

RECOMMND

Primary Access:

Primary access from Black Rock Road shall be provided to

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10. GENERAL CONDITIONS

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

RECOMMND

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 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.

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.

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## 10. GENERAL CONDITIONS

### 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 477-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). 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

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

### USE FLOOD HAZARD REPORT (cont.)

RECOMMND

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. The bottom 24 inches of fencing shall be break-away chain link fabric.

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.

## PLANNING DEPARTMENT

### 10.PLANNING. 47

### USE - ALUC CONDITIONS

RECOMMND

1. The following condition is applicable to any portion of the project within the Blythe Airport Influence Area as delineated in the 2004 Blythe Airport Land Use Compatibility Plan. The following uses shall be prohibited:

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

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

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

(d)Any use which would generate electrical interference



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10. GENERAL CONDITIONS

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

RECOMMND

that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2. The following condition is applicable to any portion of the project within the Blythe Airport Influence Area as delineated in the 2004 Blythe Airport Land Use Compatibility Plan. 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.

10.PLANNING. 50 USE - UNANTICIPATED RESOURCES

RECOMMND

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be

CONDITIONAL USE PERMIT Case #: CUP03682

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 50

### USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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, 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 non-diagnostic 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

CONDITIONAL USE PERMIT Case #: CUP03682

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10. GENERAL CONDITIONS

10. PLANNING. 50 USE - UNANTICIPATED RESOURCES (cont.) (cont.) RECOMMND

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 and documented. For example, if bones that cannot 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

CONDITIONAL USE PERMIT Case #: CUP03682

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 50 USE - UNANTICIPATED RESOURCES (cont.) (cont.)RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE - UNANTICIPATED RESOURCES (cont.) (cont.)RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 24 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

PUBLIC USE PERMIT Case #: PUP00911

Parcel: 818-210-014

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

EPD-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 monthly Biological Monitoring Report to the Environmental Programs Division (EPD) of the Riverside County Planning Department. The monthly 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 following month's expected biological monitoring activities.

PLANNING DEPARTMENT

10.PLANNING. 41

USE - UNANTICIPATED RESOURCES

RECOMMND

Unanticipated Discovery  
The protocol for treating unanticipated effect and

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Parcel: 818-210-014

## 10. GENERAL CONDITIONS

### 10. PLANNING. 41

### USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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 and documented. For example, if bones that cannot 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

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - UNANTICIPATED RESOURCES (cont.) (cont.)RECOMMND

will be implemented.

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

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

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

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

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

TRANS 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 19

USE - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.