

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

434



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
February 11, 2014.

SUBJECT: Resolution No. 2014-039, Authorization to Convey Easement Interests in Real Property to McCoy Solar, LLC, CEQA Finding of Nothing Further is Required, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that although the conveyance of easement interests in real property to McCoy Solar, LLC may have a significant impact on the environment, nothing further is required because any potentially significant effects have been adequately analyzed in an earlier Environment Impact Report No. 528 (SCH#2011101007) certified by this Board in Resolution No. 2014-054;
2. Approve Resolution No. 2014-039, Authorization to Convey Easement Interests in Real Property located near Blythe Airport, County of Riverside, on a portion of Assessor's Parcel Number 818-210-014 by Grant of Easements to McCoy Solar, LLC;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Denise C. Harden

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 11, 2014
xc: EDA, Planning, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 3-12 of 1/28/14

District: 4/4

Agenda Number:

3-30

Departmental Concurrence

FOR APPROVED COUNSEL
BY:
HEANY N. NORTH
2/13/14
DA

- A-30
- 4/5 Vote
- Positions Added
- Change Order

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-039, Authorization to Convey Easement Interests in Real Property to McCoy Solar, LLC, CEQA Finding of Nothing Further is Required, District 4, [\$0]

DATE: February 11, 2014

Page 2 of 3

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Grant of Easements after Development Agreement No. 77 has been entered into and is effective so as to complete the conveyance of the easement interests in real property and this transaction;
4. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions necessary to complete this conveyance transaction; and
5. Direct the Clerk of the Board to file the Notice of Determination with the County Clerk within five days of approval of the project.

BACKGROUND:

Summary

McCoy Solar, LLC (McCoy) is developing a 750 megawatt photovoltaic solar power plant (the Project) near Blythe Airport. The majority of the Project will be on approximately 4,096 acres of Bureau of Land Management (BLM) land. However, a portion of the Project is on approximately 477 acres of private land under the County's jurisdiction. McCoy is processing a conditional use permit (No. 3682), public use permit (No. 911), and development agreement (No. 77) consistent with the County's solar power plant program (Board of Supervisors Policy No. B-29) for those portions under the County's jurisdiction. Those County applications, as well as the certification of Environmental Impact Report No. 528, will be considered by the Board of Supervisors at a public hearing on February 25, 2014, in a companion agenda item.

To access the Project site and to transfer the generated power to the grid, McCoy will also require non-exclusive easements for access and utility lines across two different sections of APN 818-210-014 owned by the County. APN 818-210-014 is a twenty foot wide strip of land owned by the County that connects the Blythe Airport grounds to a water storage tank situated approximately 7,000 feet to the west of the airport perimeter. The water storage tank is not currently in use, and there are no plans to bring it back into use.

McCoy will not construct, erect or place any building, improvements, structures, fixtures and/or landscaping on any portion of APN 818-210-014 which would obstruct or interfere with the County's use of the property. A similar non-exclusive easement was granted to CA Solar 10, LLC in June 2011, for another solar power plant project.

Pursuant to Government Code section 25526.5 without complying with any other code sections, a county may transfer real property or interests belonging to the county to another entity, under agreed upon terms and conditions if the property or interest to be conveyed is not required for county use and the value is deemed to be under \$25,000. Due to its size and location, it is deemed that this property interest has nominal value.

On January 28, 2014, the Board of Supervisors adopted Resolution 2014-038, Notice of Intention to Convey Easement Interests in Real Property to McCoy Solar, LLC.

For good and valuable consideration being provided in Development Agreement No. 77, the County intends to convey the following non-exclusive easement interests in portions of APN 818-210-014: a 2,099 square foot access easement (Parcel A) and a 4,593 square foot utility easement (Parcel B), more particularly described in Exhibit A and depicted on Exhibit B, attached to Resolution 2014-039. Said grant of the non-exclusive easements will be contingent upon Development Agreement No. 77 being entered into and effective.

(Continued

BACKGROUND:

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-039, Authorization to Convey Easement Interests in Real Property to McCoy Solar, LLC, CEQA Finding of Nothing Further is Required, District 4, [\$0]

DATE: February 11, 2014

Page 3 of 3

Summary (Continued)

Although the conveyance of easement interests in real property to McCoy Solar, LLC may have a significant impact on the environment, nothing further is required under CEQA because any potentially significant effects have been adequately analyzed in an earlier Environment Impact Report (EIR) No. 528 (SCH#2011101007) certified by this Board in Resolution No. 2014-054. The potential environmental effects of the McCoy Solar Energy Project were fully studied in Environmental Impact Report No. 528. Conveyance of this easement interest in real property is implementing a portion of the McCoy Solar Energy Project; it will not result in any new significant environmental effects not identified in EIR No. 528. Nor will conveying the easement interest substantially increase the severity of the environmental effects identified in EIR No. 528. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Accordingly, the Board of Supervisors hereby finds that it has fully complied with the California Environmental Quality Act and no further environmental documentation is required to approve conveyance of the easement interest in real property.

Impact on Residents and Businesses

APN 818-210-014 is in an uninhabited area north of Blythe Airport. The Board's action will not have an impact on any surrounding residents or businesses. It will aid in the transmission of renewable energy to the power grid.

SUPPLEMENTAL:

Additional Fiscal Information

Staff labor and expenses to process this matter have been paid directly through McCoy's deposit based fees.

Contract History and Price Reasonableness

N/A

Attachment:

Resolution No. 2014-039

Grant of Easement

2
3
4 RESOLUTION NO. 2014-039

5 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
6 REGARDING AUTHORIZATION TO CONVEY EASEMENT INTERESTS IN
7 REAL PROPERTY TO MCCOY SOLAR, LLC
8

9 WHEREAS, the original federal government land grant to the County for the Blythe Airport
10 included a twenty feet wide strip of land (Assessor's Parcel Number 818-210-014) that connects
11 the airport grounds to a water storage tank situated approximately 7,000 feet to the west of the
12 airport perimeter; and

13 WHEREAS, the land and water storage tank are not currently in use, and there is no
14 foreseeable use; and

15 WHEREAS, McCoy Solar, LLC, proposes to develop an up to 750 megawatt photovoltaic
16 solar power plant ("the Project") near Blythe Airport; and

17 WHEREAS, McCoy Solar, LLC is currently processing a conditional use permit (No.
18 3682), public use permit (No. 911), and development agreement (No. 77) for those portions of
19 the Project under the County's jurisdiction; and

20 WHEREAS, to access the Project site and to transfer the generated power to the power
21 grid, McCoy Solar, LLC, will also require non-exclusive easements for access and utility lines
22 across two different sections of APN 818-210-014 owned by the County; and

23 WHEREAS, McCoy Solar, LLC will not construct, erect or place any building,
24 improvements structures, fixtures and/or landscaping on any portion of APN 818-210-014 which
25 would obstruct or interfere with the County's use of the property; and

26 WHEREAS, the value of the property interest requested is deemed to be less than
27 \$25,000.00; and
28

FOR APPROVED COUNTY COUNSEL
BY:  TIFANY N. NORTH
DATE: 2/13/14

1 WHEREAS, on January 28, 2014 in Resolution No. 2014-038 the Board of Supervisors
2 directed the Clerk of the Board to give notice of its intent to convey easement interests to McCoy
3 Solar, LCC; now therefore,

4 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
5 County of Riverside, in regular session assembled on March 11, 2014 at 9:00 a.m., in the
6 meeting room of the Board of Supervisors located on the 1st floor of the County Administrative
7 Center, 4080 Lemon Street, Riverside, California, hereby authorizes the conveyance to McCoy
8 Solar, LLC, the following described real property: Parcel "A", a non-exclusive access easement
9 consisting of two thousand ninety nine (2,099) square feet of land; and Parcel "B", a non-
10 exclusive utility easement consisting of four thousand five hundred ninety three (4,593) square
11 feet of land, both affecting portions of land situated westerly of the Blythe Airport, County of
12 Riverside, California, identified as Assessor's Parcel Number 818-210-014.

13 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
14 Supervisors of the County of Riverside is authorized to execute the documents to complete the
15 conveyance of the easement interest and this transaction after Development Agreement No. 77
16 has been entered and is effective.

17 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County Executive
18 Officer/EDA or his designee, is authorized to execute any other documents to complete this
19 transaction.

20 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
21 Supervisors has given notice hereof as provided in Section 6061 of the Government Code.

22 ROLL CALL:

23 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
24 Nays: None
25 Absent: None

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

28 KECIA HARPER-IHEM, Clerk of said Board

By 
Deputy

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

BEING PORTIONS OF TRACT 61 AND TRACT 63 AS DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 14, 1948, FILED IN BOOK 1035, PAGE 520, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN PORTIONS OF TRACT 69 AND TRACT 71, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APPROVED APRIL 1, 1918, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 69, SAID CORNER BEING 1" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-6, PAGE 29, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 01°39'09" WEST 2175.66 FEET ALONG THE EAST LINE OF SAID TRACT 69 TO THE SOUTH LINE OF SAID TRACT 61;

THENCE SOUTH 71°31'05" WEST 946.60 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT IF BEGINNING;

THENCE CONTINUING SOUTH 71°31'05" WEST 104.96 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00°48'12" WEST 20.99 FEET TO THE NORTH LINE OF SAID TRACT 61;

THENCE NORTH 71°31'05" EAST 104.96 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 00°48'12" EAST 20.99 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 2099 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, SAID CORNER BEING 2" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-4, PAGE 9, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°12'11" EAST 1236.12 FEET ALONG THE SOUTH LINE OF SAID TRACT 71 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 01°42'57" WEST 1340.97 FEET ALONG THE EAST LINE OF SAID TRACT 71 TO THE SOUTH LINE OF SAID TRACT 63;

THENCE SOUTH 71°38'20" WEST 68.65 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 71°38'20" WEST 229.64 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 01°42'14" WEST 20.88 FEET TO THE NORTH LINE OF SAID TRACT 63;

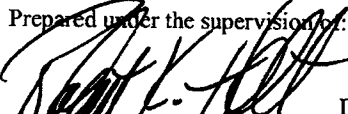
THENCE NORTH 71°38'20" EAST 229.64 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 01°42'14" EAST 20.88 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 4593 SQUARE FEET, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:


Robert K. Holt, RCE 27943

Date: 11/05/13

Expires 3/31/2014
The Holt Group, Inc
201 E Hobsonway
Blythe, CA 92225
(760) 922-4658

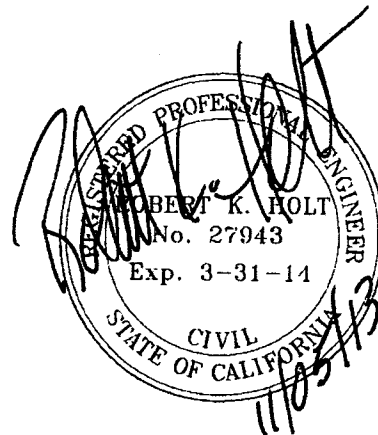
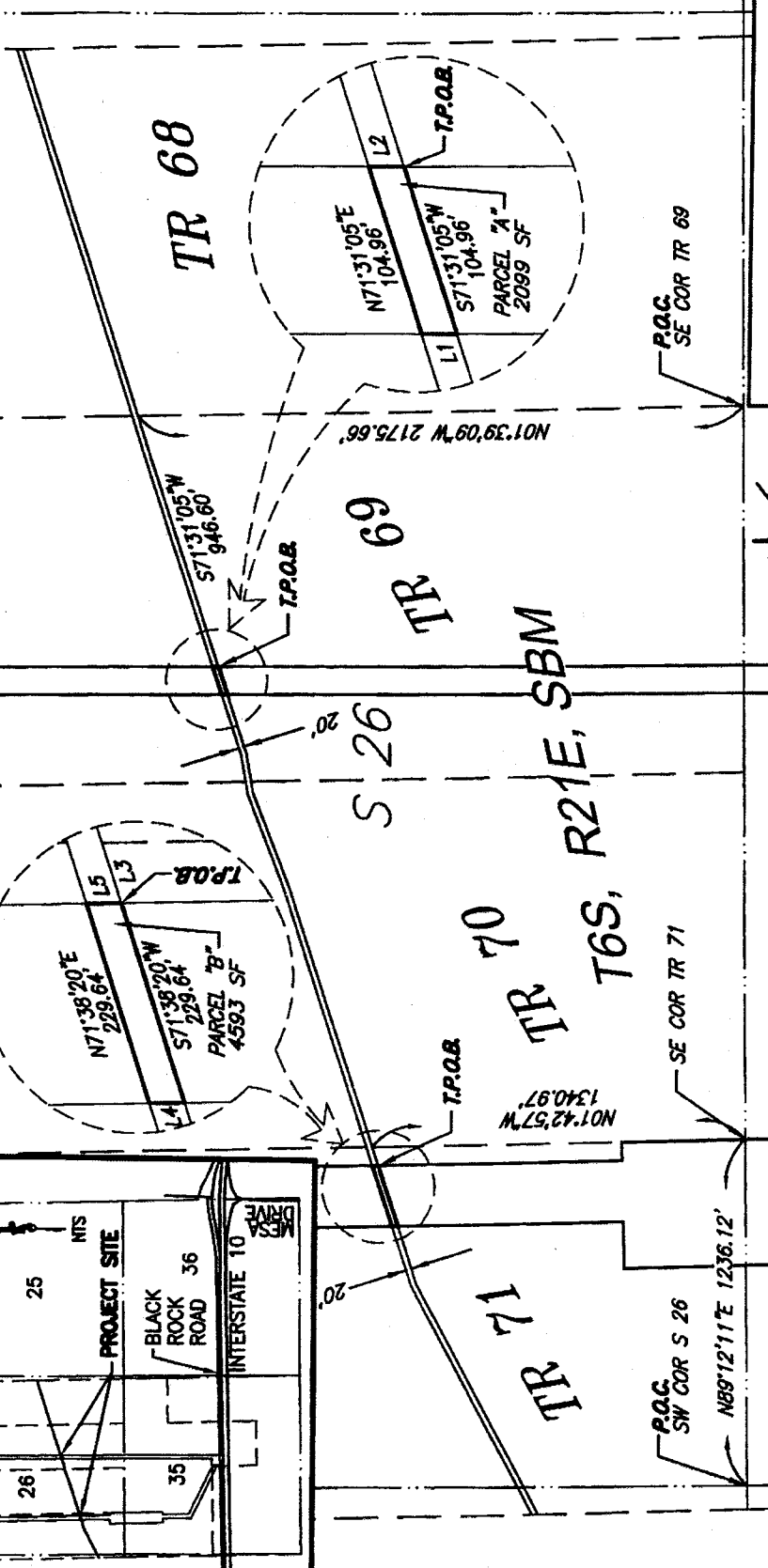
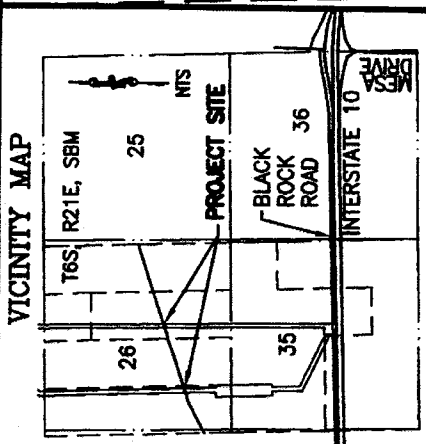
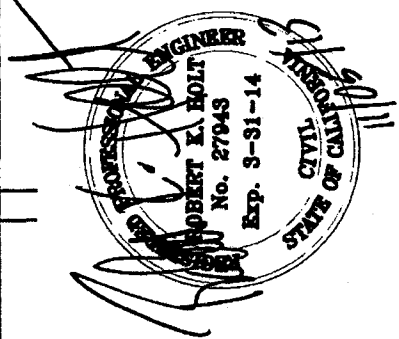


EXHIBIT "B"
MSPP UTILITY EASEMENT



LINE DATA

NO.	BEARING	DISTANCE
L1	N00°48'12"W	20.99'
L2	S00°48'12"E	20.99'
L3	S71°38'20"W	68.65'
L4	N01°42'14"W	20.88'
L5	S01°42'14"E	20.88'



The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

201 E. Hobsonway, Blythe, CA. 92225
Phone: (760) 922-4658 Fax: (760) 922-4660
1601 N. Imperial Ave., El Centro, CA. 92243
Phone: (760) 337-3883 Fax: (760) 337-5997

SCALE: 1" = 600'

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

McCoy Solar, LLC
c/o NextEra Energy Resources, LLC
700 Universe Boulevard
Juno Beach, FL 33408
Attn: Scott Busa, Executive Director

JF:ra/011514/169FM/16.666

Space Above Line for Recorder's Use Only

GRANT OF EASEMENTS

THIS GRANT OF EASEMENTS ("Grant") is made and entered into as of this ___ day of _____ ("Effective Date"), by the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor" or "County"), in favor of the MCCOY SOLAR, LLC, a Delaware limited liability company ("Grantee") with reference to the following facts:

RECITALS

- A. Grantor is the owner of certain real property located in the County of Riverside, State of California, designated as Assessor's Parcel Numbers 818-210-014 and more particularly described in Exhibit "C" attached hereto and incorporated herein by this reference ("Grantor' Property"); and
- B. Grantor desires to grant to Grantee certain easements over, across and through Grantor's Property, subject to and in accordance with the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Grantor and Grantee, the parties hereto agree as follows:

1. **Grant of Easements.**

Grantor hereby grants to Grantee, for the use by Grantee and its affiliates and their officers, directors, employees, representatives, agents, contractors, and invitees, the following easements (collectively, the "Easements"):

- (a) a non-exclusive easement over that portion of the Grantor's Property being more particularly described as "Parcel B" in Exhibit A attached hereto and shown on Exhibit B attached hereto for the purposes of (i) installing, operating, maintaining, repairing and replacing, as necessary, above-ground or below-ground utility facilities (including without limitation, electrical, gas and telecommunications facilities), whether existing as of the date hereof or in the future and (ii) vehicular and pedestrian ingress and egress; and

- (b) a non-exclusive easement over that portion of the Grantor's Property being more particularly described as "Parcel A" in Exhibit A attached hereto and shown on Exhibit B attached hereto for the purposes of (i) installing, operating, maintaining, repairing and replacing, as necessary, above-ground or below-ground utility facilities (including without limitation, electrical, gas and telecommunications facilities), whether existing as of the date hereof or in the future, (ii) vehicular and pedestrian ingress and egress and (iii) installing, operating, maintaining, repairing, and replacing, as necessary, a paved roadway.

2. No Construction.

Grantee shall not construct, erect or place any buildings, improvements, structures, fixtures and/or landscaping on any portion of Grantor's Property that would obstruct or interfere with Grantor's use of the Property.

3. Term.

The parties acknowledge and agree that Grantee and Grantor have also entered into a development agreement (Development Agreement No. 77) for the McCoy Solar Energy Project. The term of this Grant shall be coterminous with the term of the development agreement, as may be extended from time to time.

4. Consideration.

Good and valuable consideration for the Grant of the Easements, the receipt and sufficiency of which is hereby acknowledged, and pursuant to California law, is included in Development Agreement No. 77 entered into between Grantor and Grantee the McCoy Solar Energy Project. This Grant of Easements is contingent upon Development Agreement No. 77 being entered into and effective.

5. Indemnification.

Grantee shall hold harmless, protect and indemnify Grantor and its Board, elected or appointed officials, officers, employees, agents, contractors, and representatives, successors and assigns of each of them (each a "Grantor Indemnified Party" and, collectively, "Grantor Indemnified Parties") from and against any and all Claims arising from or in any way connected with the Grantee's rights and obligations under this Grant or due to the acts, omissions or negligence of Grantee or any of its agents, contractors or employees. If any action or proceeding is brought against any of the Grantor Indemnified parties by reason of any such Claim, Grantee shall, at the election of and upon written notice from Grantor, defend such action or proceeding by counsel acceptable to Grantor or reimburse Grantor Indemnified Party.

6. Reserved Rights.

Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property.

7. Modification.

No alteration or variation of any term of this Grant shall be valid unless made in writing and signed by the parties hereto or their successors and assigns, and no oral understanding or agreement not referenced herein shall be binding on any of the parties hereto.

8. **No Forfeiture.**

Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

9. **Controlling Law.**

The interpretation and performance of this Grant shall be governed by the laws of the State of California, disregarding the conflicts of law principles of such state.

10. **Liberal Construction.**

Any general rule of construction to the contrary notwithstanding, this Grant shall be liberally construed to effect the purposes of this Grant. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Grant that would render the provision valid shall be favored over any interpretation that would render it invalid.

11. **Severability.**

If any part of this Grant is held, determined or adjudicated to be illegal, void or unenforceable by a court of competent jurisdiction, the remainder of this Grant shall be given effect to the fullest extent reasonably possible.

12. **Authority.**

Grantor represents and warrants that this Grant has been duly authorized and executed and constitutes a legally binding obligation of Grantor, enforceable in accordance with its terms. The persons executing this Grant on behalf of Grantee warrant and represent that they have the authority to execute this Grant on behalf of their corporation, partnership or business entity and warrant and represent that they have the authority to bind Grantee to the performance of its obligations hereunder.

13. **Successors.**

The covenants, terms, conditions and restrictions of this Grant shall be binding upon and inure to the benefit of the parties hereto and each of their respective successors and assigns. Without limiting the generality of the foregoing, this Grant shall run with the Grantor's Property and be binding upon any successor-in-interest of Grantor in Grantor's Property.

14. **Exhibits.**

This Grant includes the following exhibits, which are incorporated herein by this reference:

Exhibit A – Legal Description of Easements

Exhibit B – Diagram of Easements

Exhibit C – Legal Description of Grantor's Property

15. **Counterparts.**

The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the date first written above.

GRANTOR:
COUNTY OF RIVERSIDE

GRANTEE:
MCCOY SOLAR, LLC.

BY: Jeff Stone
Jeff Stone
Chairman, Board of Directors

By: _____

Title: _____
Authorized Representative

DATE: 3/11/14

Attest: _____

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

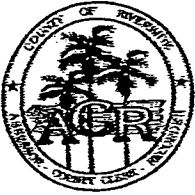
Title: _____

By: Deputy
Deputy

(Seal)

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By: Tiffany N. North
Tiffany N. North
Deputy County Counsel



**LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

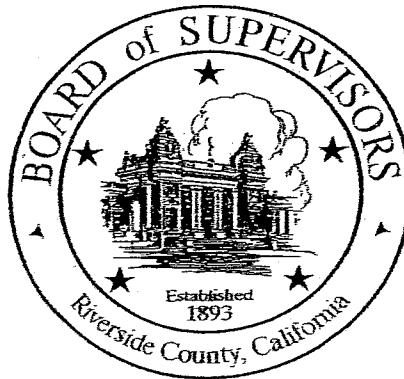
<http://riverside.asrcrkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

3/11/14

Signature:

April Eckles

Print Name:

April Eckles, Board Assistant, Riverside County Clerk of the Board

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

BEING PORTIONS OF TRACT 61 AND TRACT 63 AS DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 14, 1948, FILED IN BOOK 1035, PAGE 520, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN PORTIONS OF TRACT 69 AND TRACT 71, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APPROVED APRIL 1, 1918, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 71°31'05" WEST 946.60 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 71°31'05" WEST 104.96 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00°48'12" WEST 20.99 FEET TO THE NORTH LINE OF SAID TRACT 61;

THENCE NORTH 71°31'05" EAST 104.96 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 00°48'12" EAST 20.99 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 2099 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, SAID CORNER BEING 2" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-4, PAGE 9, RECORDS OF RIVERSIDE COUNTY;

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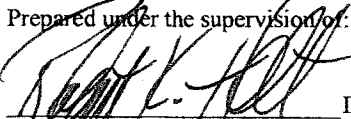
THENCE NORTH 71°38'20" EAST 229.64 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 01°42'14" EAST 20.88 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 4593 SQUARE FEET, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:


Robert K Holt, RCE 27943
Expires 3/31/2014
The Holt Group, Inc
201 E Hobsonway
Blythe, CA 92225
(760) 922-4658

Date: 11/05/13

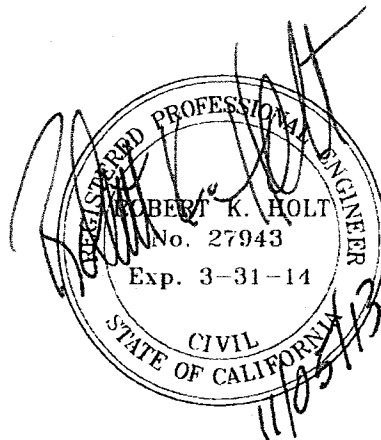
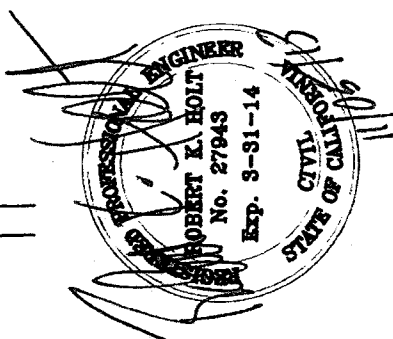
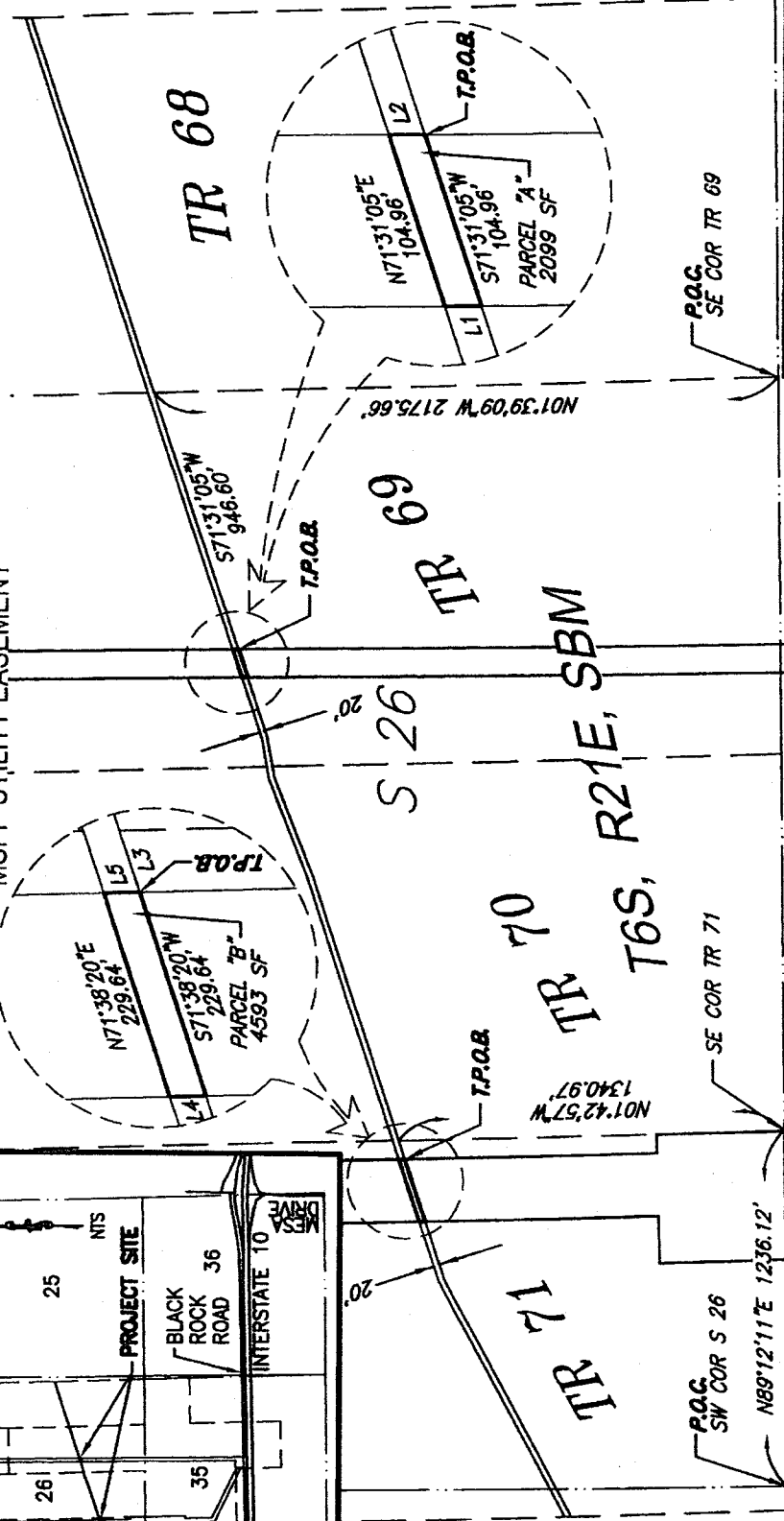
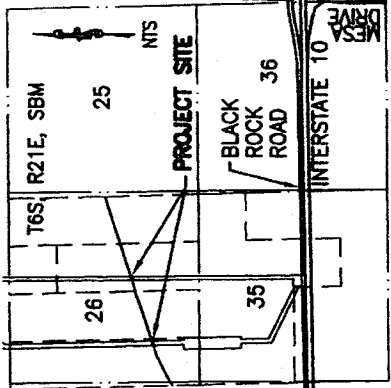


EXHIBIT "B"
MSPP UTILITY EASEMENT

VICINITY MAP



LINE DATA

NO.	BEARING	DISTANCE
L1	N00°48'12"W	20.99'
L2	S00°48'12"E	20.99'
L3	S71°38'20"W	68.65'
L4	N01°42'14"W	20.88'
L5	S01°42'14"E	20.88'

SCALE: 1" = 600'

The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

201 E. Hobsonway, Blythe, CA. 92225
 Phone: (760) 922-4658 Fax: (760) 922-4660
 1601 N. Imperial Ave., El Centro, CA. 92243
 Phone: (760) 337-3883 Fax: (760) 337-5997

EXHIBIT C

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 68 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED APRIL 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 68, DISTANT THEREON NORTHERLY 2604.49 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 72° 09' 24" WEST, 1373.91 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 68, DISTANT THEREON NORTHERLY 2184.46 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 68.

PARCEL 2:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 69 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED April 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 69, DISTANT THEREON NORTHERLY 2184.46 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 72° 09' 24" WEST, 1267.80 FEET; THENCE SOUTH 80° 35' 50" WEST, 101.86 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 69, DISTANT THEREON NORTHERLY 1780.22 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 69 AND, AT THE ANGLE POINT, IN THEIR RESPECTIVE POINTS OF INTERSECTION.

PARCEL 3:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 70 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED APRIL 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

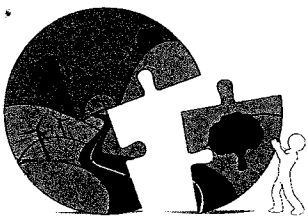
BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 70, DISTANT THEREON NORTHERLY 1780.22 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 80° 35' 50" WEST, 28.14 FEET; THENCE SOUTH 68° 15' 06" WEST 375.00 FEET; THENCE SOUTH 72° 16' 39" WEST, 963.25 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 70, DISTANT THEREON NORTHERLY 1348.20 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 70 AND, AT ALL ANGLE POINTS, IN THEIR RESPECTIVE POINTS OF INTERSECTION.

PARCEL 4:

A STRIP OF LAND 20 FEET IN WIDTH SITUATE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 71 OF TOWNSHIP 6 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, APPROVED April 1, 1918, SAID STRIP OF LAND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, BASIS OF BEARING BEING U.S.C.&G.S. RECTANGULAR GRID FOR ZONE 6, CALIFORNIA.

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID TRACT 71, DISTANT THEREON NORTHERLY 1348.20 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH $72^{\circ} 16' 39''$ WEST, 511.75 FEET; THENCE SOUTH $62^{\circ} 07' 46''$ WEST, 920.62 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT 71, DISTANT THEREON NORTHERLY 765.49 FEET FROM THE SOUTHWEST CORNER THEREOF; THE SIDE LINES OF SAID STRIP OF LAND TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN SAID EASTERLY AND WESTERLY LINES OF TRACT 71 AND, AT THE ANGLE POINT, IN THEIR RESPECTIVE POINTS OF INTERSECTION.

APN: 818-210-014



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

3/11/14 AE

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

Date Initial
 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.

The McCoy Solar Energy Project/ 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 951-955-5719
County Contact Person Phone Number

2011101007
State Clearinghouse Number (if submitted to the State Clearinghouse)

McCoy Solar, LLC 700 Universe Blvd, Juno Beach, FL 33408
Project Applicant 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 3/11/14, 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. Findings and 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.

April Eckles
Signature

Senior Board Assistant
Title

3/11/14

MAR 11 2014
3-29 & 3-30

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 3/11/2014
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

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!

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

130



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
January 15, 2014

SUBJECT: Resolution No. 2014-038, Notice of Intention to Convey Easement Interests in Real Property, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2014-038, Notice of Intention to Convey Easement Interests in Real Property located near Blythe Airport, County of Riverside, on a portion of Assessor's Parcel Number 818-210-014 by Grant of Easement to McCoy Solar, LLC; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code section 6061.

BACKGROUND:
Summary (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:
Denise C. Harden

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter approved as recommended and is set on or after February 25, 2014 at 10:30 a.m.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 28, 2014
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

3-10
3-20 3/11/14

FORM APPROVED COUNTY COUNSEL
BY:
TIFFANY N. NORTH
DATE: 1/15/14

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-038, Notice of Intention to Convey Easement Interests in Real Property, District 4, [\$0]

DATE: January 15, 2014

Page 2 of 2

BACKGROUND:

Summary

McCoy Solar, LLC (McCoy) is developing a 750 megawatt photovoltaic solar power plant (the Project) near Blythe Airport. The majority of the Project will be on approximately 4,096 acres of Bureau of Land Management (BLM) land. However, a portion of the Project is on approximately 477 acres of private land under the County's jurisdiction. McCoy is processing a conditional use permit (No. 3682), public use permit (No. 911), and development agreement (No. 77) consistent with the County's solar power plant program (Board of Supervisors Policy No. B-29) for those portions under the County's jurisdiction. Those County applications are currently contemplated for consideration by the Board of Supervisors at a public hearing on February 25, 2014.

To access the Project site and to transfer the generated power to the grid, McCoy will also require non-exclusive easements for access and utility lines across two different sections of APN 818-210-014 owned by the County. APN 818-210-014 is a twenty foot wide strip of land owned by the County that connects the Blythe Airport grounds to a water storage tank situated approximately 7,000 feet to the west of the airport perimeter. The water storage tank is not currently in use, and there are no plans to bring it back into use.

McCoy will not construct, erect or place any building, improvements, structures, fixtures and/or landscaping on any portion of APN 818-210-014 which would obstruct or interfere with the County's use of the property. A similar non-exclusive easement was granted to CA Solar 10, LLC in June 2011 for another solar power plant project.

Pursuant to Government Code section 25526.5 without complying with any other code sections, a county may transfer real property or interests belonging to the county to another entity, under agreed upon terms and conditions if the property or interest to be conveyed is not required for county use and the value is deemed to be under \$25,000. Due to its size and location, it is deemed that this property interest has nominal value.

For good and valuable consideration being provided in Development Agreement No. 77, the County intends to convey the following non-exclusive easement interests in portions of APN 818-210-014: a 2,099 square foot access easement (Parcel A) and a 4,593 square foot utility easement (Parcel B), more particularly described in Exhibit A and depicted on Exhibit B, attached to Resolution 2014-038. Said grant of the non-exclusive easements will be contingent upon Development Agreement No. 77 being entered into and effective.

Impact on Residents and Businesses

APN 818-210-014 is in an uninhabited area north of Blythe Airport. The Board's action will not have an impact on any surrounding residents or businesses. It will aid in the transmission of renewable energy to the power grid.

SUPPLEMENTAL:

Additional Fiscal Information

Staff labor and expenses to process this matter have been paid directly through McCoy's deposit based fees.

Attachments:

Resolution No. 2014-038

2
3
4 RESOLUTION NO. 2014-038

5 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
6 REGARDING NOTICE OF INTENTION TO CONVEY EASEMENT INTERESTS IN REAL
7 PROPERTY TO MCCOY SOLAR, LLC
8

9 WHEREAS, the original federal government land grant to the County for the Blythe Airport
10 included a twenty feet wide strip of land (Assessor's Parcel Number 818-210-014) that connects
11 the airport grounds to a water storage tank situated approximately 7,000 feet to the west of the
12 airport perimeter; and

13 WHEREAS, the land and water storage tank are not currently in use, and there is no
14 foreseeable use; and

15 WHEREAS, McCoy Solar, LLC, proposes to develop an up to 750 megawatt photovoltaic
16 solar power plant ("the Project") near Blythe Airport; and

17 WHEREAS, McCoy Solar, LLC is currently processing a conditional use permit (No.
18 3682), public use permit (No. 911), and development agreement (No. 77) for those portions of
19 the Project under the County's jurisdiction; and

20 WHEREAS, To access the Project site and to transfer the generated power to the power
21 grid, McCoy Solar, LLC will also require non-exclusive easements for access and utility lines
22 across two different sections of APN 818-210-014 owned by the County; and

23 WHEREAS, McCoy Solar, LLC will not construct, erect or place any building,
24 improvements structures, fixtures and/or landscaping on any portion of APN 818-210-014 which
25 would obstruct or interfere with the County's use of the property; and

26 WHEREAS, the value of the property interest requested is deemed to be less than
27 \$25,000.00; now, therefore
28

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 1/28/14
TIFANY NORTH

1 BE IT RESOLVED by the Board of Supervisors of the County of Riverside assembled in
2 regular session on January 28, 2014, that the Board hereby directs the Clerk of the Board of
3 Supervisors to give notice pursuant to Government Code section 6061 of the following:

4 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside that
5 the County intends to convey to McCoy Solar, LLC, the following described real property: Parcel
6 "A", a non-exclusive access easement consisting of two thousand ninety nine (2,099) square
7 feet of land; and Parcel "B", a non-exclusive utility easement consisting of four thousand five
8 hundred ninety three (4,593) square feet of land, both affecting portions of land identified as
9 Assessor's Parcel Number 818-210-014 situated westerly of the Blythe Airport, County of
10 Riverside, California. Said grant of the non-exclusive easements will be contingent upon
11 Development Agreement No. 77 being entered into and effective between the County and
12 McCoy Solar, LLC.

13 The Board of Supervisors intends to meet to conclude the proposed transaction on or
14 after February 25, 2014 at 10:30 a.m. at the meeting room of the Board of Supervisors located
15 on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.
16

17 ROLL CALL:

18 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
19 Nays: None
20 Absent: None

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

23 KECIA HARPER-IHEM, Clerk of said Board
24 By Reginald Reed
25 Deputy

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

BEING PORTIONS OF TRACT 61 AND TRACT 63 AS DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 14, 1948, FILED IN BOOK 1035, PAGE 520, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN PORTIONS OF TRACT 69 AND TRACT 71, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APPROVED APRIL 1, 1918, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 69, SAID CORNER BEING 1" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-6, PAGE 29, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 01°39'09" WEST 2175.66 FEET ALONG THE EAST LINE OF SAID TRACT 69 TO THE SOUTH LINE OF SAID TRACT 61;

THENCE SOUTH 71°31'05" WEST 946.60 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT IF BEGINNING;

THENCE CONTINUING SOUTH 71°31'05" WEST 104.96 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00°48'12" WEST 20.99 FEET TO THE NORTH LINE OF SAID TRACT 61;

THENCE NORTH 71°31'05" EAST 104.96 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 00°48'12" EAST 20.99 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 2099 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, SAID CORNER BEING 2" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-4, PAGE 9, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°12'11" EAST 1236.12 FEET ALONG THE SOUTH LINE OF SAID TRACT 71 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 01°42'57" WEST 1340.97 FEET ALONG THE EAST LINE OF SAID TRACT 71 TO THE SOUTH LINE OF SAID TRACT 63;

THENCE SOUTH 71°38'20" WEST 68.65 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT IF BEGINNING;

THENCE CONTINUING SOUTH 71°38'20" WEST 229.64 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 01°42'14" WEST 20.88 FEET TO THE NORTH LINE OF SAID TRACT 63;

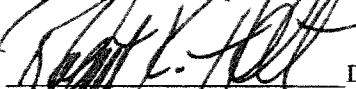
THENCE NORTH 71°38'20" EAST 229.64 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 01°42'14" EAST 20.88 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 4593 SQUARE FEET, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:



Date: 11/05/13

Robert K. Holt, RCE 27943

Expires 3/31/2014

The Holt Group, Inc

201 E Hobsonway

Blythe, CA 92225

(760) 922-4658

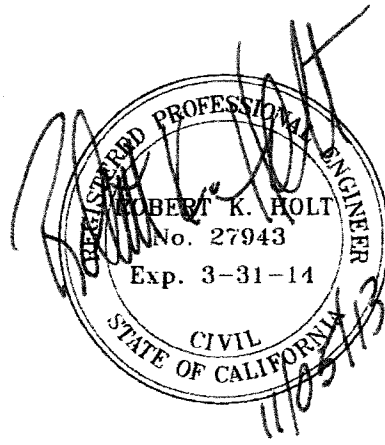
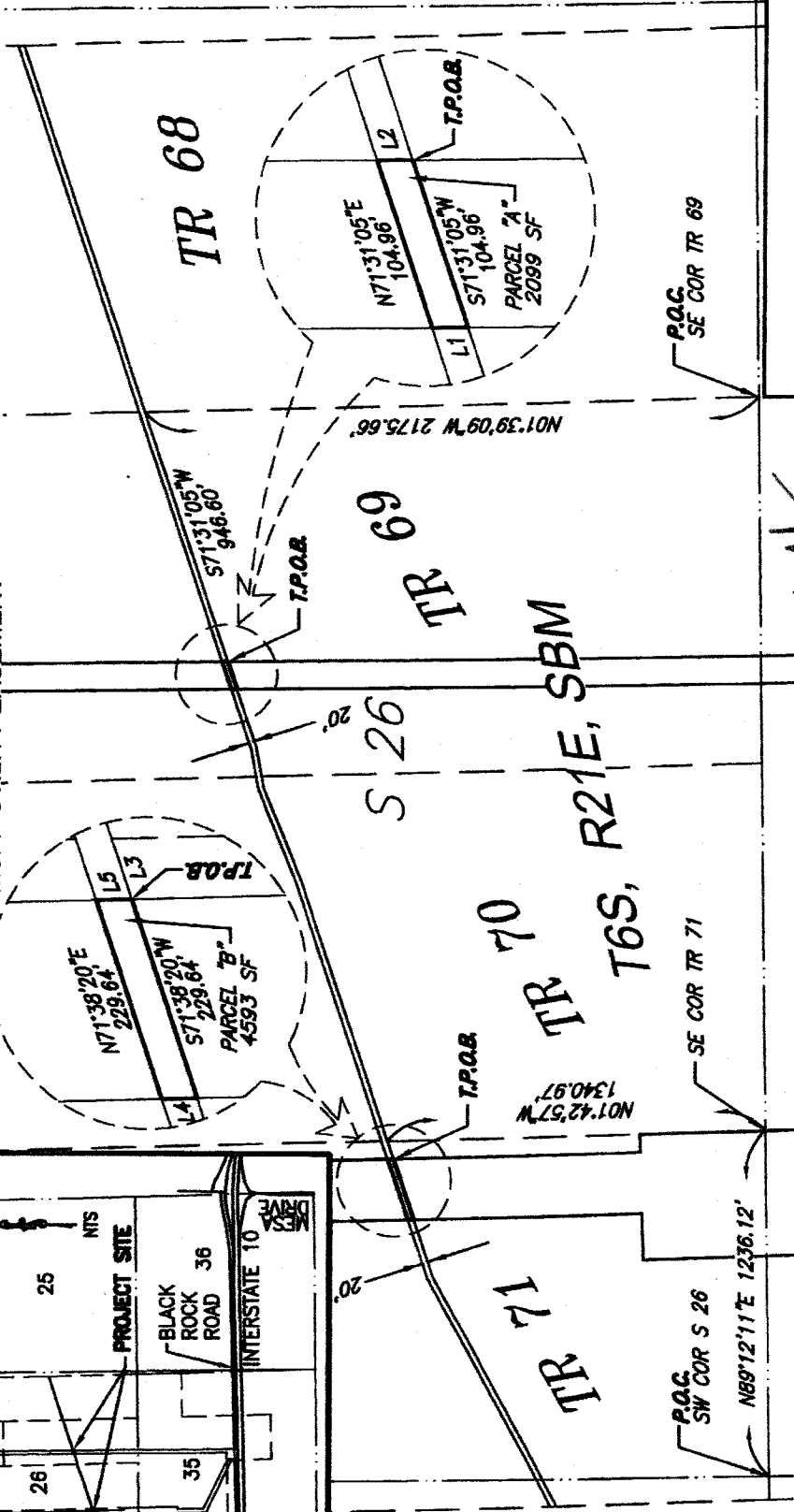
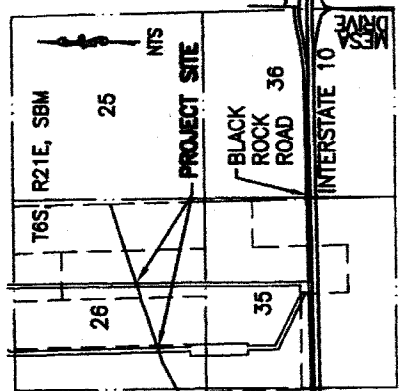


EXHIBIT "B"
MSPP UTILITY EASEMENT

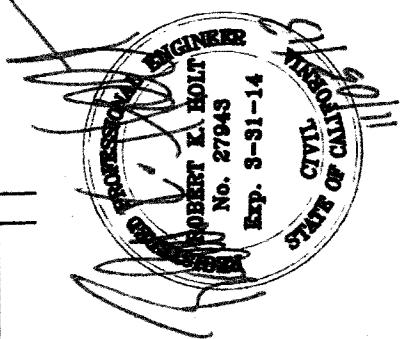
VICINITY MAP



LINE DATA

NO.	BEARING	DISTANCE
L1	N00°48'12"W	20.99'
L2	S00°48'12"E	20.99'
L3	S71°38'20"W	68.65'
L4	N01°42'14"W	20.88'
L5	S01°42'14"E	20.88'

SCALE: 1" = 600'



The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

201 E. Hobsonway, Blythe, CA, 92225
Phone: (760) 922-4658 Fax: (760) 922-4660
1601 N. Imperial Ave., El Centro, CA, 92243
Phone: (760) 337-3883 Fax: (760) 337-5997



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 5, 2014

PALO VERDE VALLEY TIMES
P.O. BOX 1159
BLYTHE, CA 92226

PH: (760) 922-3181
E-MAIL: classifieds@paloverdevalleytimes.com

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2014-038 Notice of Intention to Convey Easement Interests in Real Property

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday: February 7, 2014.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: PVVT Classifieds <classifieds@pvvt.com>
Sent: Wednesday, February 05, 2014 9:28 AM
To: Gil, Cecilia
Subject: RE: RES. 2014-038

Will get cost shortly

Robin Echard
Classifieds/Legal Clerk
Sign Pro Consultant
Receptionist/ Circulation Asst.

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, February 05, 2014 8:58 AM
To: PVVT Classifieds
Subject: RES. 2014-038

Good Morning! Attached is a Notice of Public Meeting, for publication on Friday, Feb. 7, 2014. Please confirm. THANK YOU!

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

Important: This e-mail and any attachments are intended only for the use of the individual or entity to which it is addressed. It may contain confidential and privileged information for the use of the designated recipients named above. If the reader of this transmission is not the intended recipient or the employee or agent responsible for delivering the transmission to the intended recipient, you are hereby notified that any dissemination, distribution, copying, printing or use of this transmission or its contents is strictly prohibited. If you have received this transmission in error, please notify me by telephone at the number listed above, and delete the entire transmission from your "inbox" and also from your "trash", "deleted items", other equivalent email "folder" locations and computer hard drive.

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

RESOLUTION NO. 2014-038

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE REGARDING NOTICE OF INTENTION TO CONVEY EASEMENT INTERESTS IN REAL PROPERTY TO MCCOY SOLAR, LLC

WHEREAS, the original federal government land grant to the County for the Blythe Airport included a twenty feet wide strip of land (Assessor's Parcel Number 818-210-014) that connects the airport grounds to a water storage tank situated approximately 7,000 feet to the west of the airport perimeter; and

WHEREAS, the land and water storage tank are not currently in use, and there is no foreseeable use; and

WHEREAS, McCoy Solar, LLC, proposes to develop an up to 750 megawatt photovoltaic solar power plant ("the Project") near Blythe Airport; and

WHEREAS, McCoy Solar, LLC is currently processing a conditional use permit (No. 3682), public use permit (No. 911), and development agreement (No. 77) for those portions of the Project under the County's jurisdiction; and

WHEREAS, To access the Project site and to transfer the generated power to the power grid, McCoy Solar, LLC will also require non-exclusive easements for access and utility lines across two different sections of APN 818-210-014 owned by the County; and

WHEREAS, McCoy Solar, LLC will not construct, erect or place any building, improvements structures, fixtures and/or landscaping on any portion of APN 818-210-014 which would obstruct or interfere with the County's use of the property; and

WHEREAS, the value of the property interest requested is deemed to be less than \$25,000.00; now, therefore

BE IT RESOLVED by the Board of Supervisors of the County of Riverside assembled in regular session on January 28, 2014, that the Board hereby directs the Clerk of the Board of Supervisors to give notice pursuant to Government Code section 6061 of the following:

NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside that the County intends to convey to McCoy Solar, LLC, the following described real property: Parcel "A", a non-exclusive access easement consisting of two thousand ninety nine (2,099) square feet of land; and Parcel "B", a non-exclusive utility easement consisting of four thousand five hundred ninety three (4,593) square feet of land, both affecting portions of land identified as Assessor's Parcel Number 818-210-014 situated westerly of the Blythe Airport, County of Riverside, California. Said grant of the non-exclusive easements will be contingent upon Development Agreement No. 77 being entered into and effective between the County and McCoy Solar, LLC.

The Board of Supervisors intends to meet to conclude the proposed transaction on or after February 25, 2014 at 10:30 a.m. at the meeting room of the Board of Supervisors located on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on January 28, 2014.

KECIA HARPER-IHEM, Clerk of said Board

By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: February 5, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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



16-2

10:30 a.m. being the time set for public hearing on the recommendation from Economic Development Agency/Facilities Management regarding Adoption of Resolution 2014-039, Authorization to Convey Easement Interests in Real Property to McCoy Solar, LLC – APN 818-210-014; CEQA Finding of Nothing Further is Required, 4th/4th District, the chairman called the matter for hearing.

The chairman closed the hearing.

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 11, 2014 at 10:30 a.m.

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

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

(seal)

By: Devin E. Eklie Deputy

AGENDA NO.
100

xc: EDA, COB

3-30 3/11/14

Palo Verde Valley Times

www.paloverdevalleytimes.com
(760) 922-3181 x-6204

*BILLING PERIOD		ADVERTISER/CLIENT NAME	
FEBRUARY 7, 2014		RIVERSIDE CO. BOARD OF SUPER.	
TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	TERMS OF PAYMENT	
\$160.14		DUE UPON RECEIPT	
CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	90 DAYS
\$160.14			

INVOICE AND STATEMENT

PAGE #	BILLING DATE	BILLED ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
1		RIVERSIDE CO BOARD OF SUPER	PALO VERDE VALLEY TIMES, INC.
BILLED ACCOUNT NUMBER		4080 LEMON ST 1ST FLOOR	QUARTZSITE TIMES
34758		PO BOX 1147	153 S. BROADWAY
ADV/CLIENT NUMBER		RIVERSIDE, CA 92502-1147	P.O. BOX 1159
34758			BLYTHE, CA 92225

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	DESCRIPTION-OTHER COMMENTS/CHARGES	SAU SIZE BILLED UNITS	TIMES RUN RATE	GROSS/NET AMOUNT
02-07-2014	B90924	RESOLUTION NO. 2014-038	3 X 8.5	6.28	\$160.14

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2014 FEB 18 PM 2:39

*EDA/Fac.
3-12 of 01/28/14*

STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS * UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMT	TOTAL AMOUNT DUE
\$160.14					\$160.14

PALO VERDE VALLEY TIMES - QUARTZSITE TIMES

STATEMENT#	ADVERTISER INFORMATION			
	BILLING PERIOD	ACCOUNT NUMBER	ADV/CLIENT#	ADVERTISER/CLIENT NAME
		34758		RIV CO BOARD OF SUPER.

3/11/2014 3-30

PROOF OF PUBLICATION
(2015.2 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE

I am a citizen of the United States and a resident of the County Aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

Palo Verde Valley Times

a newspaper of general circulation, printed and published **BI-WEEKLY** in the **CITY OF BLYTHE**

COUNTY OF RIVERSIDE, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the **COUNTY OF RIVERSIDE**,

State of California, under the date of JUNE 20, 1952, CASE NUMBER 54744; that the notice, of which the annexed has a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit;

Pub.: Feb. 7, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED AT BLYTHE, CALIFORNIA
February 7, 2014

Signature:

Rebin Richard

Palo Verde Valley
Times

153 S. Broadway, Blythe, California 92225
P.O. Box 1159, Blythe, California 92226

This space is for County Clerk's Filing Stamp

PROOF OF PUBLICATION

County of Riverside
Resolution No 2014-038

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RESOLUTION NO. 2014-038

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WHEREAS, the land and water storage tank are not currently in use, and the use; and

WHEREAS, McCoy Solar, LLC, proposes to develop an up to 750 megawatt power plant ("The Project") near Blythe Airport; and

WHEREAS, McCoy Solar, LLC is currently processing a conditional use permit (No. 911), and development agreement (No. 77) for those portions of the County's jurisdiction; and

WHEREAS, To access the Project site and to transfer the generated power to McCoy Solar, LLC will also require non-exclusive easements for access and utility lines on different sections of APN 818-210-014 owned by the County; and

WHEREAS, McCoy Solar, LLC will not construct, erect or place any build structures, fixtures and/or landscaping on any portion of APN 818-210-014 which or interfere with the County's use of the property; and

WHEREAS, the value of the property interest requested is deemed to be less than the value of the property; and

BE IT RESOLVED by the Board of Supervisors of the County of Riverside at its regular session on January 28, 2014, that the Board hereby directs the Clerk of the Board to give notice pursuant to Government Code section 6661 of the following:

NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside that the County intends to convey to McCoy Solar, LLC, the following described real property:

"A", a non-exclusive access easement consisting of two thousand ninety-nine (2,099) square feet of land; and Parcel "B", a non-exclusive utility easement consisting of four thousand nine hundred thirty-three (4,933) square feet of land, both affecting portions of land identified as Assessor's Parcel Number 818-210-014 situated westerly of the Blythe Airport, County of Riverside.

Said grant of the non-exclusive easements will be contingent upon Development Agreement No. 77 being entered into and effective between the County and McCoy Solar, LLC.

The Board of Supervisors intends to meet to conclude the proposed transaction on February 25, 2014 at 10:30 a.m. at the meeting room of the Board of Supervisors located at the County Administrative Center, 4080 Lemon Street, Riverside, California.

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ROLL CALL:

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on January 28, 2014.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the time of the meeting. If you challenge the above item(s) in court, you may be held liable for the costs of the litigation. Only those issues you or someone else raised at the public meeting described in this notice, or by written correspondence, to the Board of Supervisors at, or prior to, the public meeting will be considered.

Palo Verde Valley Times

of general circulation, printed

ed BI-WEEKLY

OF BLYTHE

OF RIVERSIDE, and which news-
een adjudged a newspaper of general
y the Superior
COUNTY OF RIVERSIDE,

ifornia, under the date of JUNE 20,
NUMBER 54744; that the notice, of
nixed has a printed copy (set in type
than nonpareil) has been published in
and entire issue of said newspaper
any supplement thereof on the
tes, to-wit;
b. 7, 2014

declare) under penalty of perjury
going is true and correct.

BLYTHE, CALIFORNIA
2014

John Richard

Palo Verde Valley
imes
adway, Blythe, California 92225
1159, Blythe, California 92226

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF
RIVERSIDE
RESOLUTION NO. 2014-038**

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25, 2014 at 10:30 a.m. at the meeting room of the Board of Supervisors located on the first floor of
the County Administrative Center, 4040 Lemon Street, Riverside, California.

ROLL CALL:

Ayes: Jellias Tavaghione, Stone, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervi-
sors
on January 28, 2014.

KECIA HARPER-HEM, Clerk of said Board
By: Cecilia Gal, Board Assistant

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Office Box 1147, Riverside, CA 92502-1147.

Dated: February 5, 2014
Published: February 7, 2014
Kecia Harper-Hem, Clerk of the Board
By: Cecilia Gal, Board Assistant