

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.PLANNING. 48

USE - GEO02212 (cont.)

RECOMMND

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

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

GEO02212 concluded:

- 1.No known active faults have been mapped on the site or in the immediate vicinity.
2. The potential for surface fault rupture is considered nil.
3. The potential for liquefaction is considered low.
- 4.Areal subsidence due to groundwater withdrawal or seismic induced settlement of dry sands is possible, but will probably occur on an areal basis and have minimal effects on the planned structures.
- 5.The hazards from slope instability or landslides are currently negligible.

GEO No. 2212 recommended:

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

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

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.PLANNING. 49 USE - DUST CONTROL

RECOMMND

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

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

10.PLANNING. 50 USE - PREVENT DUST AND BLOWSAN

RECOMMND

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

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

10.PLANNING. 51 USE - 8/10/10 ALUC LETTER

RECOMMND

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

CONDITIONS: 1. The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10. PLANNING. 51

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

RECOMMND

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

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

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

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

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

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

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

6. The Federal Aviation Administration (FAA) has issued its Final Determination letter for Aeronautical Study Nos. 2010-AWP-150-NRA, 2010-AWP-196-NRA through 2010-AWP-216-NRA, and 2010-AWP-459-NRA, and has Indicated no objections to the construction of the proposed project. The letter does not state that either marking or lighting of the array and/or the proposed transmission line towers would be necessary for aviation safety. However, if marking

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.PLANNING. 51 USE - 8/10/10 ALUC LETTER (cont.) (cont.) RECOMMND

and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 7017460-1 K Change 2.

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

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

9. The maximum height of the transmission line towers/poles shall not exceed nineteen (19) feet above ground level, and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated August 4, 2010. Such elevation shall not exceed 416 feet above mean sea level.

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.PLANNING. 51 USE - 8/10/10 ALUC LETTER (cont.) (cont.) (CORECOMMND

I Attachments: FAA Final Determination letter

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

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

10.PLANNING. 52 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 53 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 54 USE - SHERIFF LETTER RECOMMND

The applicant or successor in interest shall abide by the
security concerns outline in the letter from the Riverside
County Sheriff Department dated 7-13-10 included in the
staff report.

10.PLANNING. 55 USE - ANNUAL FENCE INSPECTION RECOMMND

The Applicant / Permit Holder shall pay for an annual
inspection of the fenced sensitive resources area. The
annual inspection shall be for the purpose of verifying the
integrity of the preservation fencing, locked gates, and
integrity of the sensitive area within the fence. The
inspection shall be conducted by the County Archaeologist
on or before the end of the calendar year of each year that
the permitted project is in operation. Payment for the
annual inspection is the responsibility of the Applicant /

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.PLANNING. 55 USE - ANNUAL FENCE INSPECTION (cont.) RECOMMND

Permit Holder for the life of the permit, and shall be at the current hourly rate for the County Archaeologist to conduct the inspection and prepare a report of findings for the project file. Should the integrity of the sensitive areas be compromised, the Applicant / Permit Holder shall be responsible for restoration and restitution under Public Resources Code Sections 5097.5 through 5097.7, as amended. There shall be no defacement, excavation, removals, injury, or destruction of the sensitive areas within the fenced compounds. Violation of this law is punishable by a fine not exceeding \$10,000, by imprisonment in a county jail not to exceed one year, or by both that fine and imprisonment, along with the costs of restitution, as ordered by a court.

10.PLANNING. 56 USE - PRESERVE RESOURCES RECOMMND

Sensitive resources P-33-18821 as indicated on the confidential sensitive resources exhibit approved by the County Archaeologist and archaeological report PD-A-4665, shall be avoided and preserved by the project. This area shall have a 50-foot buffer area around the known boundaries with a 4-foot high chain link fence around the buffer and site area. The fencing shall include a pedestrian gate with lock. The lock key or combination shall be made accessible to the County upon demand.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461 RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461 (cont.)) RECOMMND

with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 USE - ENCROACHMENT PERMIT RECOMMND

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

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division at 1.888.722.4234.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

10.WASTE. 5 USE - WRP FOR CLOSURE PLAN RECOMMND

Prior to County Approval of the Decommissioning and Closure Plan: A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., solar panels, cardboard, concrete, asphalt, wood, etc.) that will be generated by the decommissioning and closure of the facility, the projected amounts, the measures/methods that will be taken to

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

10. GENERAL CONDITIONS

10.WASTE. 5 USE - WRP FOR CLOSURE PLAN (cont.) RECOMMND

recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During the decommissioning and closure, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3728 shall be effective the date that Development Agreement No. 74 is effective and shall continue for a period of thirty years thereafter, approximately February 1, 2046. This permit shall thereafter be null and void and of no effect whatsoever unless the permit and Development Agreement have been extended pursuant to provisions of Development Agreement No. 74 and the "Existing land Use Regulations" referenced in Development Agreement No. 74.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

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

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - WELL PROPERLY PERMITTED RECOMMND

Prior to grading permit issuance, well must either be properly permitted with the Department of Environmental Health for proposed reuse or properly abandoned. Please contact 760-863-7570 for additional details.

EPD DEPARTMENT

60.EPD. 1 - BIOLOGIST CONTRACT RECOMMND

Prior to providing any services such as the collecting of biological data, biological monitoring, or biological reporting pursuant to the conditions of approval or mitigation measures imposed on this solar power plant

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - BIOLOGIST CONTRACT (cont.)

RECOMMND

project; all biological consultants retained by the project proponent, and the corresponding contracts retaining such biological consultants, must be reviewed and approved by the Riverside County Planning Department, Environmental Programs Division (EPD). All contracts between the consultant and the project proponent shall state that EPD and the United States Fish and Wildlife Service (USFWS) are the first point of contact for all biological reporting including notification of any violations of the terms of State or Federal Permits required for the project. The contract shall further require that the biological consultants shall provide all pertinent environmental information to the County, including field and resource notes if requested, and shall be required to certify that no pertinent information has been omitted or deliberately withheld. The applicant shall receive copies of reports or notifications only after the EPD or USFWS have confirmed receipt of the initial report or notification. The contract must state that neither party has previously signed any nondisclosure or confidentiality agreements or entered into any other agreements which would limit the reporting of biological and monitoring data to EPD and USFWS regarding the solar power plant project site; and that neither party shall enter into such agreements in the future regarding the solar power plant project site. EPD shall review the proposed contract language, and may propose additional changes. Once EPD has approved the final contract language, a copy of the final executed contract shall be provided to both EPD and the USFWS. Any future modification to the contract shall be subject to EPD review and approval.

60.EPD. 2 - RARE PLANT SURVEY (1)

RECOMMND

Focused surveys for Dwarf Germander, Glandular Ditaxis, and Wiggin's Cholla shall be conducted in the areas identified as supporting suitable habitat, in the report titled "Blythe Airport Solar I Project Supplemental Habitat Assessment Report." The surveys must be conducted during the appropriate survey period. In the event that the species is present, the area shall be fenced off and permanently avoided. If permanent avoidance is not feasible, the area shall be temporarily avoided until a mitigation and/or transplantation plan is approved by the Environmental Programs Division (EPD). Please contact EPD for more information. (951) 955-6892

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

- DT FENCING PLAN (1)

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Desert Tortoise Fencing Plan (DTFP) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The DTFP shall adhere to USFWS design guidelines, available at: http://www.fws.gov/venturaispecies_information/protocols_guidelines/docs/dtldt_Exclusion-Fence_2005.pdf. The DTFP shall include a description of the proposed installation process and associated biological monitoring. If the project is to be constructed in phases, the DTFP shall include a phasing plan for the fence installation as well.

The qualified biologist shall be onsite full time throughout the fence installation. The qualified biologist will then conduct a clearance survey before the tortoise fence is enclosed to ensure no tortoises are on the Project area. If a tortoise is found, all construction activity will halt and the USFWS contacted for direction on how to proceed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain the integrity of the tortoise barrier. Fencing around the Project area will include a desert tortoise exclusion gate. This gate will remain closed at all times, except when vehicles are entering or leaving the Project area. If it is deemed necessary to leave the gate open for extended periods of time (e.g., during high traffic periods), the gate may be left open as long as a qualified biologist is present to monitor for tortoise activity in the vicinity. Sites with potential hazards to desert tortoise (e.g., auger holes, steep-sided depressions) that are outside of the desert tortoise exclusion fencing will be fenced by installing exclusionary fencing, or not left unfilled overnight.

60.EPD. 4

- DT FENCE INSTALL (1)

RECOMMND

Prior to the issuance of a grading permit, the qualified biologist shall submit a final Desert Tortoise Fence Installation Report to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The report will document any desert tortoise observation and actions taken, as well as confirm that the fence has been installed to the standards described in the approved Desert Tortoise Fencing Plan.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5

- PRE-CONSTRUCTION SURVEYS (1)

RECOMMND

Pre-construction surveys shall be conducted for State and federally listed Threatened and Endangered, Proposed, Petitioned, and Candidate plants in a 250-foot radius around all areas subject to ground-disturbing activity including, but not limited to, tower pad preparation and construction areas, solar facilities, pulling and tensioning sites, assembly yards, and areas subject to grading for new access roads. The surveys shall be conducted during the appropriate blooming period(s) by an authorized plant ecologist/biologist according to protocols established by the USFWS, CDFW, BLM, and California Native Plant Society (CNPS). Measures shall be taken to avoid and minimize impacts to special-status plant species that are found to be present during the preconstruction surveys. This includes avoiding unnecessary or unauthorized trespass by workers and equipment, staging and storage of equipment and materials, refueling activities, and littering or dumping debris in areas known to contain special-status plant species that are not within the designated construction footprint.

60.EPD. 6

- BBCS (1)

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Bird and Bat Conservation Strategy (BBCS) to the Riverside County Planning Department, Environmental Programs Division (EPD) and the US Fish and Wildlife Service (USFWS) for review and approval. Grading permits will not be issued until the USFWS provides written confirmation to EPD that they have reviewed and approved the BBCS.

(The applicant submitted a written acceptance of this condition in a letter dated December 9, 2015)

60.EPD. 7

- BUOW MIT AND MON PLAN(1)

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Burrowing Owl Monitoring and Mitigation Plan (Plan) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. A Burrowing Owl Monitoring and Mitigation Plan (Plan) shall be developed to describe monitoring, reporting, and management of the burrowing owl during the construction, O&M, and decommissioning of the proposed

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - BUOW MIT AND MON PLAN(1) (cont.)

RECOMMND

Project, as required by the BLM, CDFW, and County of Riverside. It shall be prepared following the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012b), and describe a multi-tiered approach to prevent or reduce impacts during construction and operation of the Project. Below is a general summary of the Plan requirements:

- 1) Pre-construction Surveys will be conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) 30 days prior to construction;
- 2) Should any of the pre-construction surveys yield positive results for the presence of burrowing owl or active burrows within the Project area, the approved Biologist will coordinate with the Construction Contractor to implement avoidance and set-back distances;
- 3) If suitable burrows are observed and documented during the pre-construction surveys within the Project footprint and determined to be inactive, these burrows will be excavated and filled in under the supervision of the approved Biologist(s) prior to clearing and grading;
- 4) The Plan provides detailed methods and guidance for passive relocation of burrowing owls occurring within the Project disturbance area; and
- 5) The Plan describes monitoring and management of the passive relocation effort, including the created or enhanced burrow location and the Project area where burrowing owls were relocated from and provide a reporting plan. The Plan will include maintenance of artificial burrows, three to four times during the year for a total of three years, as necessary.

60.EPD. 8 - BADGER SURVEY (1)

RECOMMND

Biological monitors shall conduct pre-construction surveys for American badger no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers. Potential dens that would be directly impacted by construction

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8

- BADGER SURVEY (1) (cont.)

RECOMMND

activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the badger dens shall be fitted with the one-way trap doors to encourage badgers to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow badgers the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Alternatively, a designated biologist, authorized by CDFW, shall trap and remove badgers from occupied dens and move them off-site into appropriate habitat.

60.EPD. 9

- KIT FOX SURVEY (1)

RECOMMND

Biological monitors shall conduct pre-construction surveys for kit fox no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by kit fox. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the kit fox dens shall be fitted with the one-way trap doors to

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 9 - KIT FOX SURVEY (1) (cont.)

RECOMMND

encourage kit fox to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow kit fox the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Habitat-based mitigation or other appropriate mitigation as discussed previously for desert tortoise and western burrowing owl shall provide mitigation for impacts to non-listed special-status species that inhabit overlapping suitable habitat. The following measures are required to reduce the likelihood of distemper transmission: - No pets shall be allowed on the site prior to or during construction;

- Any kit fox hazing activities that include the use of animal repellents such as coyote urine must be cleared through the CDFW prior to use; and

- Any documented kit fox mortality shall be reported to the CDFW and the BLM within 24 hours of identification. If a dead kit fox is observed, it shall be retained and protected from scavengers until the CDFW determines if the collection of necropsy samples is justified.

60.EPD. 10 - NESTING BIRD SURVEY (1)

RECOMMND

If Project construction activities cannot occur completely outside the bird breeding season, then pre-construction surveys for active nests shall be conducted by a qualified biologist within 1,200 feet of the construction zone no more than seven days before the initiation of construction that would occur between February 1 and August 15. The qualified biologist will hold a current Memorandum of Understanding with the County of Riverside to conduct nesting bird surveys. If breeding birds with active nests are found, a biological monitor shall establish a species-specific buffer around the nests for ground-based construction activities, 250 feet or 1,200 feet for raptor nests. Extent of protection will be based on proposed

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 10

- NESTING BIRD SURVEY (1) (cont.)

RECOMMND

management activities, human activities existing at the onset of nesting initiation, species, topography, vegetative cover, and other factors. When appropriate, a no-disturbance buffer around active nest sites will be required from nest-site selection to fledging. If for any reason a bird nest must be removed during the nesting season, written documentation providing concurrence from the USFWS and CDFW authorizing the nest relocation shall be obtained. All nest removals shall occur after the nest is demonstrated to be inactive by a qualified biologist and have been shown to not result in take as defined by the Migratory Bird Treaty Act (MBTA). A Bird and Bat Conservation Strategy (BBCS) will be developed for this Project and include additional protections for avian species. The BBCS would be based on specific recommendations from the USFWS and would provide: - a statement of the Applicant's understanding of the importance of bird and bat safety and management's commitment to remain in compliance with relevant laws;

- documentation of conservation measures the project would implement through design and operations to avoid and reduce bird and bat fatalities at both solar generation facilities as well as the associated gen-tie line, including consideration of bird height and wingspan requirements and use of flight diverters, perch and nest discouraging material, etc.;

- consistent, practical and up-to-date direction to the project staff on how to avoid, reduce, and monitor bird and bat fatalities;

- establishment of accepted processes to monitor and mitigate bird and bat fatalities;

- establishment of accepted fatality thresholds that, if surpassed, would trigger adaptive changes to management and mitigation management;

- an adaptive management framework to be applied, if thresholds are surpassed; and

- A three year post-construction monitoring study.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 10 - NESTING BIRD SURVEY (1) (cont.) (cont.) RECOMMND

The BBCS would be considered a "living document" that articulates the Applicant's commitment to develop and implement a program to increase avian and bat safety and reduce risk. As progress is made through the program or challenges are encountered, the BBCS may be reviewed, modified, and updated. The initial goals of this BBCS are to: - provide a framework to facilitate compliance with federal law protecting avian species and a means to document compliance for regulators and the interested public;

- allow the Agent to manage risk to protected bird and bat species in an organized and cost-effective manner;
- establish a mechanism for communication between project managers and natural resource regulators (primarily USFWS);
- foster a sense of stewardship with the project owners, managers, and field engineers; and
- articulate and cultivate a culture of wildlife awareness (specifically birds and bats) and the importance of their protection.

60.EPD. 11 JURISDICTIONAL PERMITS (1) RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit documentation that any impacts to jurisdictional features have been permitted by the appropriate agency. Impacts to areas under jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), and CDFW shall be avoided as necessary to reduce impacts to less than significant levels. Where avoidance of jurisdictional areas is not necessary to reduce impacts to less than significant levels, including emergency repairs, and access/spur roads within the ephemeral channel, the applicant shall provide the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat along with adequate buffers to protect the function and values of jurisdictional area mitigation. The location(s) of the mitigation will be determined in consultation with the Applicant and the responsible agency(s) as part of the permitting process.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 12

- BRMIMP REVIEW (1)

RECOMMND

A Biological Resources Mitigation Implementation and Monitoring Plan (BRMIMP) will be developed to summarize all of the various biological mitigation, monitoring, and compliance measures and include measures from the various biological plans and permits. The BRMIMP shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The BRMIMP shall include the following:

- 1) All biological resources mitigation, monitoring, and compliance measures
- 2) All biological resource mitigation, monitoring and compliance measures required in federal agency permits, terms and conditions.;
- 3) All biological resource mitigation, monitoring and compliance measures required by the Riverside County.
- 4) All biological resource mitigation, monitoring and compliance measures outlined in the Burrowing Owl Mitigation and Monitoring Plan and the Bird and Bat Conservation Strategy (the full biological plans will be included in the attachments to the BRMIMP) Avian mortality associated with solar power plants is a relatively new area of concern. The Bird and Bat Conservation Strategy shall be updated to be consistent with current accepted practices, including the collection of carcasses for the purpose of determining the cause of death. The collection of carcasses may also require a Special Purpose Utility Permit (SPUT) from the United States Department of Fish and Wildlife.
- 5) All locations on a map, at an approved scale, of sensitive biological resource areas subject to disturbance and areas requiring temporary protection and avoidance during construction and operation;
- 6) Duration for each type of monitoring and a description of monitoring methodologies and frequency;
- 7) Performance standards to be used to help decide if/when proposed mitigation is or is not successful; and
- 8) A process for proposing plan modifications to appropriate agencies for review and approval.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE 24" ELEVATE FINISHED FLOOR RECOMMND

The finished floor of any new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation. All solar panels shall be mounted to provide a minimum clearance of 24 inches above the adjacent ground.

60.FLOOD RI. 3 USE NON-OBSTRUCTING FENCING RECOMMND

In order to allow the free flow of storm runoff, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the northwest property line since these types of fences obstruct flows causing damage to adjacent properties. The proposed security fencing can be pulled back and offset from the property line into the property to assure that any ponding will be within the project site. Alternatively, proposed fencing along the property line may be constructed but must be of a "rail" or tubular steel type.

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3728, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - CRMMP REQUIRED

RECOMMND

Prior to issuance of a grading permit, the developer/ permit holder shall submit for approval to the County Archaeologist and the County Historic Preservation Officer a copy of the Cultural Resource Monitoring and Mitigation Plan (CRMMP) that addresses the details of all activities that must be completed in order to reduce the impacts to cultural and historic resources to a level that is less than significant. The CRMMP defines the roles and responsibilities of cultural resources personnel and provides timelines for the required mitigation. The CRMMP will also include a discussion of curation specifications, materials to be transferred to a curation facility and the responsibility of the developer/ permit holder to pay all curation fees. The CRMMP shall incorporate the newly promulgated cultural resources historic and cultural contexts and the filed manual protocols and methods prepared by the BLM/CEC for the DTC historic landscape district.

Specifically, the CRMMP shall include at a minimum, the following forms of mitigation:

- 1.Intensive Mapping: Use of a GPAS, aerial photography, and GIS technologies to create detailed plan maps of the BAAB that would document key elements.
- 2.Archaeological Investigations: There are scatters of historic artifacts on the surface on piles of debris across the project site and this measure would include a surface collection of diagnostic artifacts that would contribute to the study and analysis of the site plan and function of this area of the BAAB. This data from this study would be incorporated into the overall documentation of the BAAB.
- 3.Curation Agreement for Historic Artifact Collections- the Applicant/Permit holder shall submit a completely executed agreement between the applicant/Permit holder and the General Patton Memorial Museum in Chiriaco Summit, California that includes but is not limited to, provisions for the temporary curation storage and related maintenance fees, access to qualified researchers and long term permanent curation requirements for historic artifacts collected during this project.
- 4.Curation agreement for Prehistoric Artifact Collection The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11

USE - CRMMP REQUIRED (cont.)

RECOMMND

mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report. 5.Preservation fencing shall be required around sensitive site P-33-018821 including a 50 foot buffer area. The installation of the fencing shall be monitored by the Project Archaeologist.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - SPECIAL INTEREST MONITOR RECOMMND

Prior to issuance of any grading or building permits, the developer / permit holder shall enter into a written agreement to retain a Special Interest Monitor designated by the General Patton Memorial Museum. The Special Interest Monitor shall be present during ground disturbing activities and shall be present during the surface collection of diagnostic artifacts prior to grading. The developer/ Permit holder shall submit a fully executed copy of the agreement with the Patton Museum to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition toward permit issuance. Verification of the monitoring shall be documented in the Phase IV Archaeological Monitoring Report.

60.PLANNING. 13 USE - CULTURAL PROFESSIONAL RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Mitigation and Monitoring Plan (CRMMP) which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - CULTURAL PROFESSIONAL (cont.) RECOMMND

copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 14 USE - FENCING RECOMMND

Site(s) P-33-018821, shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off P-33-018821 with sufficient buffer area to protect this site from grading impacts. The fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected.

60.PLANNING. 16 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 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, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - NATIVE AMERICAN MONITOR (cont.) RECOMMND

of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 17 USE - CULTURAL SENSITIVITY RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 18 USE - 8/10/10 ALUC LETTER RECOMMND

Prior to the issuance of a grading permit, the developer/permit holder shall clearly demonstrate compliance with the Airport Land Use Commission (ALUC) Letter dated August 10, 2010.

Specifically, the developer/permit holder shall demonstrate on all grading plans that the proposed electrical gen-tie line segments for this project located within Airport Compatibility Zone B1 are installed underground. This requirement specifically applies to the segments of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - 8/10/10 ALUC LETTER (cont.) RECOMMND

Zone A.

Upon request to review grading plans, the Planning Department shall coordinate with ALUC staff to ensure the plan meets the intent of this condition of approval. Upon verification, the Planning Department shall clear this condition.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When the applicant submits a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted to Transportation Department for review and approval.

60.TRANS. 3 USE - SITE GRADING/DRAINAGE RECOMMND

A copy of the grading plans, site plans and drainage study along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. The plans shall receive Transportation Department approval prior to issuance of grading permits. All submittals shall be dated and stamped by the engineer.

60.TRANS. 4 USE - DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

70.PLANNING. 3 USE - PHASE IV MONITOR REPORT

RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

EPD DEPARTMENT

80.EPD. 1 USE - EPD BUILDING CONDITIONS

RECOMMND

In the event that the applicant applies for a building permit prior to the issuance of the first grading permit,

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE - EPD BUILDING CONDITIONS (cont.) RECOMMND

all "Prior to Grading" (60 series) conditions must be satisfied prior to building permit issuance.

80.EPD. 2 RARE PLANT SURVEY (2) RECOMMND

Focused surveys for Dwarf Germander, Glandular Ditaxis, and Wiggin's Cholla shall be conducted in the areas identified as supporting suitable habitat, in the report titled "Blythe Airport Solar I Project Supplemental Habitat Assessment Report." The surveys must be conducted during the appropriate survey period. In the event that the species is present, the area shall be fenced off and permanently avoided. If permanent avoidance is not feasible, the area shall be temporarily avoided until a mitigation and/or transplantation plan is approved by the Environmental Programs Division (EPD). Please contact EPD for more information. (951) 955-6892

80.EPD. 3 DT FENCING PLAN (2) RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a Desert Tortoise Fencing Plan (DTFP) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The DTFP shall adhere to USFWS design guidelines, available at: http://www.fws.gov/venturaispecies_information/protocols_guidelines/docs/dtldt_Exclusion-Fence_2005.pdf. The DTFP shall include a description of the proposed installation process and associated biological monitoring. If the project is to be constructed in phases, the DTFP shall include a phasing plan for the fence installation as well.

The qualified biologist shall be onsite full time throughout the fence installation. The qualified biologist will then conduct a clearance survey before the tortoise fence is enclosed to ensure no tortoises are on the Project area. If a tortoise is found, all construction activity will halt and the USFWS contacted for direction on how to proceed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain the integrity of the tortoise barrier. Fencing around the Project area will include a desert tortoise exclusion gate. This gate will remain closed at all times, except when vehicles are entering or leaving the Project area. If it is deemed necessary to leave the gate open for extended

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3 DT FENCING PLAN (2) (cont.)

RECOMMND

periods of time (e.g., during high traffic periods), the gate may be left open as long as a qualified biologist is present to monitor for tortoise activity in the vicinity. Sites with potential hazards to desert tortoise (e.g., auger holes, steep-sided depressions) that are outside of the desert tortoise exclusion fencing will be fenced by installing exclusionary fencing, or not left unfilled overnight.

80.EPD. 4 PRE-CONSTRUCTION SURVEYS (2)

RECOMMND

Pre-construction surveys shall be conducted for State and federally listed Threatened and Endangered, Proposed, Petitioned, and Candidate plants in a 250-foot radius around all areas subject to ground-disturbing activity including, but not limited to, tower pad preparation and construction areas, solar facilities, pulling and tensioning sites, assembly yards, and areas subject to grading for new access roads. The surveys shall be conducted during the appropriate blooming period(s) by an authorized plant ecologist/biologist according to protocols established by the USFWS, CDFW, BLM, and California Native Plant Society (CNPS). Measures shall be taken to avoid and minimize impacts to special-status plant species that are found to be present during the preconstruction surveys. This includes avoiding unnecessary or unauthorized trespass by workers and equipment, staging and storage of equipment and materials, refueling activities, and littering or dumping debris in areas known to contain special-status plant species that are not within the designated construction footprint.

80.EPD. 5 BBCS (2)

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a Bird and Bat Conservation Strategy (BBCS) to the Riverside County Planning Department, Environmental Programs Division (EPD) and the US Fish and Wildlife Service (USFWS) for review and approval. Grading permits will not be issued until the USFWS provides written confirmation to EPD that they have reviewed and approved the BBCS.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 6

- BUOW MIT AND MON PLAN (2)

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a Burrowing Owl Monitoring and Mitigation Plan (Plan) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. A Burrowing Owl Monitoring and Mitigation Plan (Plan) shall be developed to describe monitoring, reporting, and management of the burrowing owl during the construction, O&M, and decommissioning of the proposed Project, as required by the BLM, CDFW, and County of Riverside. It shall be prepared following the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012b), and describe a multi-tiered approach to prevent or reduce impacts during construction and operation of the Project. Below is a general summary of the Plan requirements:

- 1) Pre-construction Surveys will be conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) 30 days prior to construction;
- 2) Should any of the pre-construction surveys yield positive results for the presence of burrowing owl or active burrows within the Project area, the approved Biologist will coordinate with the Construction Contractor to implement avoidance and set-back distances;
- 3) If suitable burrows are observed and documented during the pre-construction surveys within the Project footprint and determined to be inactive, these burrows will be excavated and filled in under the supervision of the approved Biologist(s) prior to clearing and grading;
- 4) The Plan provides detailed methods and guidance for passive relocation of burrowing owls occurring within the Project disturbance area; and
- 5) The Plan describes monitoring and management of the passive relocation effort, including the created or enhanced burrow location and the Project area where burrowing owls were relocated from and provide a reporting plan. The Plan will include maintenance of artificial burrows, three to four times during the year for a total of three years, as necessary.

80.EPD. 7

- BADGER SURVEY (2)

RECOMMND

Biological monitors shall conduct pre-construction surveys for American badger no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 7 - BADGER SURVEY (2) (cont.)

RECOMMND

the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the badger dens shall be fitted with the one-way trap doors to encourage badgers to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow badgers the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Alternatively, a designated biologist, authorized by CDFW, shall trap and remove badgers from occupied dens and move them off-site into appropriate habitat.

80.EPD. 8 KIT FOX SURVEY (2)

RECOMMND

Biological monitors shall conduct pre-construction surveys for kit fox no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by kit fox. Potential dens that would be directly impacted by construction activities shall

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 8

KIT FOX SURVEY (2) (cont.)

RECOMMND

be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the kit fox dens shall be fitted with the one-way trap doors to encourage kit fox to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow kit fox the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Habitat-based mitigation or other appropriate mitigation as discussed previously for desert tortoise and western burrowing owl shall provide mitigation for impacts to non-listed special-status species that inhabit overlapping suitable habitat. The following measures are required to reduce the likelihood of distemper transmission: - No pets shall be allowed on the site prior to or during construction;

- Any kit fox hazing activities that include the use of animal repellents such as coyote urine must be cleared through the CDFW prior to use; and

- Any documented kit fox mortality shall be reported to the CDFW and the BLM within 24 hours of identification. If a dead kit fox is observed, it shall be retained and protected from scavengers until the CDFW determines if the collection of necropsy samples is justified.

80.EPD. 9

NESTING BIRD SURVEY (2)

RECOMMND

If Project construction activities cannot occur completely outside the bird breeding season, then pre-construction surveys for active nests shall be conducted by a qualified biologist within 1,200 feet of the construction zone no more than seven days before the initiation of construction

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 9

NESTING BIRD SURVEY (2) (cont.)

RECOMMND

that would occur between February 1 and August 15. The qualified biologist will hold a current Memorandum of Understanding with the County of Riverside to conduct nesting bird surveys. If breeding birds with active nests are found, a biological monitor shall establish a species-specific buffer around the nests for ground-based construction activities, 250 feet or 1,200 feet for raptor nests. Extent of protection will be based on proposed management activities, human activities existing at the onset of nesting initiation, species, topography, vegetative cover, and other factors. When appropriate, a no-disturbance buffer around active nest sites will be required from nest-site selection to fledging. If for any reason a bird nest must be removed during the nesting season, written documentation providing concurrence from the USFWS and CDFW authorizing the nest relocation shall be obtained. All nest removals shall occur after the nest is demonstrated to be inactive by a qualified biologist and have been shown to not result in take as defined by the Migratory Bird Treaty Act (MBTA). A Bird and Bat Conservation Strategy (BBCS) will be developed for this Project and include additional protections for avian species. The BBCS would be based on specific recommendations from the USFWS and would provide: - a statement of the Applicant's understanding of the importance of bird and bat safety and management's commitment to remain in compliance with relevant laws;

- documentation of conservation measures the project would implement through design and operations to avoid and reduce bird and bat fatalities at both solar generation facilities as well as the associated gen-tie line, including consideration of bird height and wingspan requirements and use of flight diverters, perch and nest discouraging material, etc.;

- consistent, practical and up-to-date direction to the project staff on how to avoid, reduce, and monitor bird and bat fatalities;

- establishment of accepted processes to monitor and mitigate bird and bat fatalities;

- establishment of accepted fatality thresholds that, if surpassed, would trigger adaptive changes to management and mitigation management;

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 9 NESTING BIRD SURVEY (2) (cont.) (cont.) RECOMMND

- an adaptive management framework to be applied, if thresholds are surpassed; and

- A three year post-construction monitoring study.

The BBCS would be considered a "living document" that articulates the Applicant's commitment to develop and implement a program to increase avian and bat safety and reduce risk. As progress is made through the program or challenges are encountered, the BBCS may be reviewed, modified, and updated. The initial goals of this BBCS are to: - provide a framework to facilitate compliance with federal law protecting avian species and a means to document compliance for regulators and the interested public;

- allow the Agent to manage risk to protected bird and bat species in an organized and cost-effective manner;

- establish a mechanism for communication between project managers and natural resource regulators (primarily USFWS);

- foster a sense of stewardship with the project owners, managers, and field engineers; and

- articulate and cultivate a culture of wildlife awareness (specifically birds and bats) and the importance of their protection.

80.EPD. 10 BRMIMP REVIEW (2) RECOMMND

A Biological Resources Mitigation Implementation and Monitoring Plan (BRMIMP) will be developed to summarize all of the various biological mitigation, monitoring, and compliance measures and include measures from the various biological plans and permits. The BRMIMP shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The BRMIMP shall include the following:

- 1) All biological resources mitigation, monitoring, and compliance measures

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 10

BRMIMP REVIEW (2) (cont.)

RECOMMND

- 2) All biological resource mitigation, monitoring and compliance measures required in federal agency permits, terms and conditions.;
- 3) All biological resource mitigation, monitoring and compliance measures required by the Riverside County.
- 4) All biological resource mitigation, monitoring and compliance measures outlined in the Burrowing Owl Mitigation and Monitoring Plan and the Bird and Bat Conservation Strategy (the full biological plans will be included in the attachments to the BRMIMP) Avian mortality associated with solar power plants is a relatively new area of concern. The Bird and Bat Conservation Strategy shall be updated to be consistent with current accepted practices, including the collection of carcasses for the purpose of determining the cause of death. The collection of carcasses may also require a Special Purpose Utility Permit (SPUT) from the United States Department of Fish and Wildlife.
- 5) All locations on a map, at an approved scale, of sensitive biological resource areas subject to disturbance and areas requiring temporary protection and avoidance during construction and operation;
- 6) Duration for each type of monitoring and a description of monitoring methodologies and frequency;
- 7) Performance standards to be used to help decide if/when proposed mitigation is or is not successful; and
- 8) A process for proposing plan modifications to appropriate agencies for review and approval.

80.EPD. 11

- DT FENCE INSTALL (2)

RECOMMND

Prior to the issuance of a building permit, the qualified biologist shall submit a final Desert Tortoise Fence Installation Report to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The report will document any desert tortoise observation and actions taken, as well as confirm that the fence has been installed to the standards described in the approved Desert Tortoise Fencing Plan.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 12 - JURISDICTIONAL PERMITS (2) RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit documentation that any impacts to jurisdictional features have been permitted by the appropriate agency. Impacts to areas under jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), and CDFW shall be avoided as necessary to reduce impacts to less than significant levels. Where avoidance of jurisdictional areas is not necessary to reduce impacts to less than significant levels, including emergency repairs, and access/spur roads within the ephemeral channel, the applicant shall provide the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat along with adequate buffers to protect the function and values of jurisdictional area mitigation. The location(s) of the mitigation will be determined in consultation with the Applicant and the responsible agency(s) as part of the permitting process.

PLANNING DEPARTMENT

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Palo Verde Valley School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3728, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 REN ENG - REMEDIATION BONDING RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

REN ENG - REMEDIATION BONDING (cont.)

RECOMMND

appropriate and sufficient security in a form and amount acceptable to the County in the County's sole discretion to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, PV panels, towers, transformers, inverters and cables. The amount shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County.

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

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

80.PLANNING. 21

USE- DECOM RECLMTN PLAN SOLAR

RECOMMND

Prior to the issuance of a building permit, a Decommissioning and Site Reclamation Plan shall be developed by the applicant and approved by the Planning Department. The plan shall require that all aboveground and near-ground structures be removed. Some structures shall be removed only to a level below the ground surface that will allow reclamation/restoration. Topsoil from all decommissioning activities shall be salvaged and reapplied during final reclamation. The plan shall include provisions for monitoring and determining compliance with the plan. The Plan shall include the following elements:

1.A preconstruction survey of existing conditions to establish the baseline that will be restored to.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21

USE- DECOM RECLMTN PLAN SOLAR (cont.)

RECOMMND

2.A maintenance plan for the life of the project.

3.Soil borrow areas, cut-and-fill slopes, berms, water bars, and other disturbed areas shall be contoured to approximate naturally occurring slopes, thereby avoiding form and line contrasts with the existing landscapes. The Applicant shall contour to a rough texture (i.e., use large rocks/boulders, grade uneven surfaces, and/or vegetation mulches/debris) in order to trap seed and to discourage off-road travel, thereby reducing associated visual impacts.

4.A combination of seeding, planting of nursery stock, transplanting of local vegetation within the proposed disturbance areas, and staging of decommissioning activities enabling direct transplanting shall be considered. Where feasible, native vegetation shall be used for re-vegetating to establish a composition consistent with the form, line, color, and texture of the surrounding undisturbed landscape.

5.Stockpiled topsoil shall be reapplied to disturbed areas, and the areas shall be re-vegetated by using a mix of native species selected for visual compatibility with existing vegetation, where applicable, or by using a mix of native and non-native species if necessary to ensure successful re-vegetation. Gravel and other surface treatments shall be removed or buried.

6.Rocks, brush, and vegetal debris shall be restored whenever possible to approximate pre-existing visual conditions.

7. PURSUANT TO RECOMMENDATIONS FROM THE SOBOBA BAND OF CAHUILLA INDIANS, A NATIVE AMERICAN AND ARCHAEOLOGICAL MONITOR WILL BE REQUIRED TO BE PRESENT DURING DECOMMISSIONING ACTIVITIES.

8. An agreement with EDA Airports regarding the disposition of sub-surface materials after the life of the project shall be provided with the decommissioning plan. Materials include, but not limited to panel posts and conduit.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE- LIGHTING PLANS SOLAR (1)

RECOMMND

Prior to the issuance of a building permit, a solar power plant lighting plan shall prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.

Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

80.PLANNING. 23 USE - 8/10/10 ALUC LETTER COMP

RECOMMND

Prior to issuance of a building permit, the eveloper/permit holder shall show proof of compliance with the Airport Land Use Commission Letter dated 8/10/2010 regarding Federal Aviation Administration (FAA) condition compliance summarized as follows:

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

6. The Federal Aviation Administration (FAA) has issued its Final Determination letter for Aeronautical Study Nos. 2010-AWP-150-NRA, 2010-AWP-196-NRA through 2010-AWP-216-NRA, and 2010-AWP-459-NRA, and has Indicated no objections to the construction of the proposed project. The letter does not state that either marking or lighting of the array andlor the proposed transmission line towers would be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23

USE - 8/10/10 ALUC LETTER COMP (cont.)

RECOMMND

voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 7017460-1 K Change 2.

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

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

9. The maximum height of the transmission line towers/poles shall not exceed nineteen (19) feet above ground level, and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated August 4, 2010. Such elevation shall not exceed 416 feet above mean sea level.

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - ACCESS REQUIREMENT RECOMMND

The section of Riverside Avenue that is already improved shall be widened to 26-foot with additional 6-foot improved Class II Base and AC pavement. The unimproved section of Riverside Avenue shall be constructed to 26-foot and improved with Class II Base and AC pavement. Similar improvements shall be required from Riverside Avenue north to projects southerly boundary.

Riverside Avenue shall be improved from the easterly project boundary up to existing County maintained portion of Riverside Avenue with 26-foot wide AC pavement over 0.67' thick of Class II Base with graded shoulders within a 60-foot dedicated and/or existing right-of-way.

Secondary access improvements shall include 24-foot wide (0.05 thick) Class II Base over existing and/or dedicated 50-foot right-of-way. Above said secondary access shall be the southerly extension of project site up to Hobson Way.

80.TRANS. 3 USE - DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Precise grade inspection of entire permit area.

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 2

USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 3

USE-FIRE ACCESS

RECOMMND

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building (not inclusive of non-habitable enclosures for electrical equipment) 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 the building 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 right-of-way 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 axles and constructed to Riverside County Transportation Standards.] [The access road shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axles.]

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.

Secondary Access Roadway To/From Public Street

Every SEGS project will be reviewed on a case-by-case basis to determine secondary fire apparatus access requirements to facilitate emergency operations and to minimize the possibility of an access point being subject to congestion

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3

USE-FIRE ACCESS (cont.)

RECOMMND

or obstruction during an emergency incident. Consideration will be given to the location of the secondary access point at the project development site along with access to/from a public street or the primary fire apparatus access roadway based upon conditions of terrain, climatic conditions or other factors that could limit access.

Exception: Photovoltaic SEGS without buildings or other facilities.

The secondary access road 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 axles. Such right-of-way shall be unobstructed and maintained at all times.

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.

On-Site Access Roadways

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 buildings/structures and field equipment for the purposes of fire suppression and/or emergency medical response needs. On-site 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 roads shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axles under all weather conditions.

Exception: On-site access roadways that extend through solar panel arrays (i.e., PV, heliostat, solar troughs, etc.) shall be arranged to allow clear and unobstructed fire access roadways 16 feet wide between the lengths of arrays spaced not to exceed 600 feet in length. Access

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-FIRE ACCESS (cont.) (cont.) RECOMMND

roadways between the lengths of arrays shall not exceed 5,280 feet in length without providing a Riverside County Fire Department approved turn around or intersecting roadway to allow return travel direction. All roadway intersections shall be designed to allow a minimum outside wall-to-wall turn radius of 38 feet in all four directions. Such access roads shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 50,000 pounds over two axles under all weather conditions. Materials other than asphalt or concrete will be considered by the Fire Department. (Ref. Exhibit A)

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.

PLANNING DEPARTMENT

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

As set forth in Section 4.3 of Development Agreement No. 74, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial development. For that reason, the applicant and the County agree that the application and payment of the Palo Verde Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The County and applicant acknowledge and agree that the Project Area acreage use for the computation of

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 67

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Development Impact Fees shall be 140 acres for Conditional Use Permit No. 3728. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3728 has been calculated to be 140 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required so long as it does not conflict with the agreed upon terms of Development Agreement No. 74.

90.PLANNING. 29 REN ENG - ON SITE DIST. LINES

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 REN ENG - CLEAR CONST. AREA RECOMMND

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

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

90.PLANNING. 31 USE- LIGHTING PLANS SOLAR (2) RECOMMND

Prior to final building permit issuance, the applicant shall provide a report showing compliance with solar power plan lighting plan.

90.PLANNING. 33 USE - DECOMMISSION MONITOR RECOMMND

PURSUANT TO RECOMMENDATIONS FROM THE SOBOBA BAND OF CAHUILLA INDIANS, A NATIVE AMERICAN AND ARCHAEOLOGICAL MONITOR WILL BE REQUIRED TO BE PRESENT DURING DECOMMISSIONING ACTIVITIES. THIS SHALL BE INCLUDED IN THE DECOMMISSIONING PLAN FOUND ELSEWHERE IN THESE CONDITIONS OF APPROVAL.

90.PLANNING. 34 USE - REQUIRED APPLICATIONS RECOMMND

No building permits shall be finalized until Development Agreement No. 74 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

(NOTE: THIS IS AT THE REQUEST OF THE APPLICANT, AND AT THE RISK OF THE APPLICANT. IF THE DA IS NOT ADOPTED, THE APPLICANT WILL BE RESPONSIBLE FOR SITE RESTORATION.)

90.PLANNING. 35 USE - USE IDENTIFICATION SIGN RECOMMND

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

1. Address of the facility and any internal site

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 69

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - USE IDENTIFICATION SIGN (cont.) RECOMMND

identification number;

2. Name(s) of company who operates the facility;

3. Full company address, including mailing address and division name; and,

4. Company Phone Number.

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

90.PLANNING. 36 USE- ALUC COMPLIANCE ANY PHSE RECOMMND

Prior to final inspection for any phase of development, the developer/permit holder shall submit a letter from the Airport Land Use Commission staff to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated August 10, 2010 which states as follows:

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

CONDITIONS: 1. The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36

USE- ALUC COMPLIANCE ANY PHSE (cont.)

RECOMMND

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

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

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

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

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

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

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

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 71

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE- ALUC COMPLIANCE ANY PHSE (cont.) (cont.)RECOMMND

installed and maintained in accordance with FAA Advisory Circular 7017460-1 K Change 2.

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

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

9. The maximum height of the transmission line towers/poles shall not exceed nineteen (19) feet above ground level, and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated August 4, 2010. Such elevation shall not exceed 416 feet above mean sea level.

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

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

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

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

I Attachments: FAA Final Determination letter

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 72

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE- ALUC COMPLIANCE ANY PHSE (cont.) (cont.)RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 1 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road
shall be accepted to vest title in the name of the public
if not already accepted.

90.TRANS. 2 USE - IMPROVEMENTS RECOMMND

Riverside Avenue shall be improved from the easterly
project boundary up to existing County maintained portion
of Riverside Avenue with 26-foot wide AC pavement over
0.67' thick of Class II Base with graded shoulders within a
60-foot dedicated and/or existing right-of-way.

Secondary access improvements shall include 24-foot wide
(0.05 thick) Class II Base over existing and/or dedicated
50-foot right-of-way. Above said secondary access shall be
the southerly extension of project site up to Hobson Way.

90.TRANS. 3 USE-DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide two offsite access roads from
the project site to a publicly maintained road to the
satisfaction of Transportation.

If there were previously dedicated public roads and utility
easements but not accepted by the County, and if acceptance
of said roads and easement is needed to satisfy this
requirement, the applicant shall file a separate
application to the County of Riverside, Office of the
County Surveyor, for the acceptance of the existing
dedications by resolution. All costs incurred to satisfy

12/29/15
11:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 73

CONDITIONAL USE PERMIT Case #: CUP03728

Parcel: 821-110-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE-DEDICATIONS/ACCEPTANCE (cont.) RECOMMND

this condition shall be paid by the applicant.

90.TRANS. 4 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77588 El Duna Ct. Suite H
Palm Desert, CA 92211**

FILE COPY

DATE: August 10, 2015

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept. Desert
Riv. Co. Flood Control District
Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

EDA County Airports/Fast Track
Riv. Co. ALUC
Blythe Municipal Airport
4th District Supervisor
4th District Planning Commissioner
Mesa Verde Community Council
Palo Verde Water District
Southern California Edison
Southern California Gas Co.
City of Blythe
Palo Verde Unified School District

CALTRANS #8
CALTRANS Division of Aeronautics
Colorado River Regional Water Quality Ctrl. Brd.
Air Quality Management District Mojave Desert
California Department of Fish & Wildlife
U.S. EPA Region IX Environmental Review
Office (Renewable Energy Review)
U.S. Fish and Wildlife Service
Colorado River Indian Tribes (CRIT)

Fast Track Authorization 2015-02 - CONDITIONAL USE PERMIT NO. 3728 – EA42340 – NRG Solar Blythe II, LLC – Fourth Supervisorial District – Chuckawalla Zoning Area – Palo Verde Valley Area Plan – Community Development: Public Facilities – Location: on the grounds of the Blythe Airport, east of the runways. – 156.46 Acres – Zoning: Manufacturing Heavy – **REQUEST:** CUP No. 3728 proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres. A 20' X 67' operations and maintenance building is included in the project as well as a 20' X 50' Parking area. Connection to the power grid will occur on site. A temporary construction trailer and temporary trash enclosure are proposed during construction. – APN: 821-110-003

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 3, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross, (951) 955-9294, Principal Planner**, or e-mail at lross@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

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 (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT

77588 El Duna Ct. Suite H
Palm Desert, CA 92211

RECEIVED
AUG 12 2015

DATE: August 10, 2015

CITY OF BLYTHE DEV. SER.

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept. Desert
Riv. Co. Flood Control District
Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

EDA County Airports/Fast Track
Riv. Co. ALUC
Blythe Municipal Airport
4th District Supervisor
4th District Planning Commissioner
Mesa Verde Community Council
Palo Verde Water District
Southern California Edison
Southern California Gas Co.
City of Blythe
Palo Verde Unified School District

CALTRANS #8
CALTRANS Division of Aeronautics
Colorado River Regional Water Quality Ctrl. Bd.
Air Quality Management District Mojave Desert
California Department of Fish & Wildlife
U.S. EPA Region IX Environmental Review
Office (Renewable Energy Review)
U.S. Fish and Wildlife Service
Colorado River Indian Tribes (CRIT)

Fast Track Authorization 2015-02 - CONDITIONAL USE PERMIT NO. 3728 - EA42340 - NRG Solar Blythe II, LLC - Fourth Supervisorial District - Chuckawalla Zoning Area - Palo Verde Valley Area Plan - Community Development: Public Facilities - Location: on the grounds of the Blythe Airport, east of the runways. - 156.46 Acres - Zoning: Manufacturing Heavy - REQUEST: CUP No. 3728 proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres. A 20' X 67' operations and maintenance building is included in the project as well as a 20' X 50' Parking area. Connection to the power grid will occur on site. A temporary construction trailer and temporary trash enclosure are proposed during construction. - APN: 821-110-003

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 3, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact Larry Ross, (951) 955-9294, Principal Planner, or e-mail at lross@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS: No Comments

DATE: 8/21/15

SIGNATURE: Mallory Sutherland Creech

PLEASE PRINT NAME AND TITLE: Mallory Sutherland - Creech, Interim City

TELEPHONE: 760-922-6161

Manager

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.

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

September 3, 2015

Attention: Planning

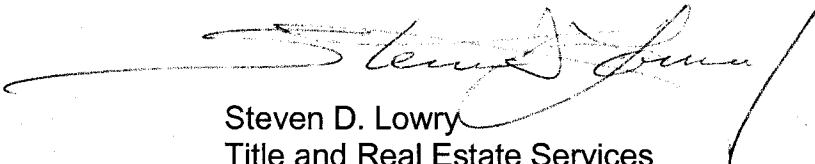
Subject: Conditional Use Permit No. 3728

Please be advised that the division of the property shown on Conditional Use Permit No. 3728 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.


Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77588 El Duna Ct. Suite H
Palm Desert, CA 92211**

*Airport Land Use Commission
Received*

AUG 19 2015

DATE: August 10, 2015

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept. Desert
Riv. Co. Flood Control District
Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

EDA County Airports/Fast Track
Riv. Co. ALUC
Blythe Municipal Airport
4th District Supervisor
4th District Planning Commissioner
Mesa Verde Community Council
Palo Verde Water District
Southern California Edison
Southern California Gas Co.
City of Blythe
Palo Verde Unified School District

CALTRANS #8
CALTRANS Division of Aeronautics
Colorado River Regional Water Quality Ctr. -Brd.
Air Quality Management District Mojave Desert
California Department of Fish & Wildlife
U.S. EPA Region IX Environmental Review
Office (Renewable Energy Review)
U.S. Fish and Wildlife Service
Colorado River Indian Tribes (CRIT)

Fast Track Authorization 2015-02 - CONDITIONAL USE PERMIT NO. 3728 – EA42340 – NRG Solar Blythe II, LLC – Fourth Supervisorial District – Chuckawalla Zoning Area – Palo Verde Valley Area Plan – Community Development: Public Facilities – Location: on the grounds of the Blythe Airport, east of the runways. – 156.46 Acres – Zoning: Manufacturing Heavy – **REQUEST:** CUP No. 3728 proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres. A 20' X 67' operations and maintenance building is included in the project as well as a 20' X 50' Parking area. Connection to the power grid will occur on site. A temporary construction trailer and temporary trash enclosure are proposed during construction. – APN: 821-110-0096

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 3, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:
<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Larry Ross, (951) 955-9294, Principal Planner**, or e-mail at lross@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS: *ALUC previously reviewed a proposal for a solar project at this location. If there are changes as to tracking or design, these need to be formally submitted to ALUC for a revised project review.*

DATE: August 31, 2015 SIGNATURE: John J.G. Guerin

PLEASE PRINT NAME AND TITLE: John J.G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 10, 2010

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Barbara Santos
Russell Brady

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

www.rcaluc.org

Ray Juarez, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
Riverside CA 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1005BL09
Related File No.: Plot Plan No. 24616
APN: 821-080-040; 821-080-041; 821-110-002; 821-110-003

Dear Mr. Juarez:

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

CONDITIONS:

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
3. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.

Airport Land Use Commission
Page 2 of 3

4. In the event that any incidence of glare or electrical interference affecting the safety of air navigation occurs as a result of project operation, the permittee shall be required to take all measures necessary to eliminate such glare or interference.
5. Any new electrical transmission or distribution line segments for this project located within Airport Compatibility Zone B1 shall be installed underground. This requirement specifically applies to the segments of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A.

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

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

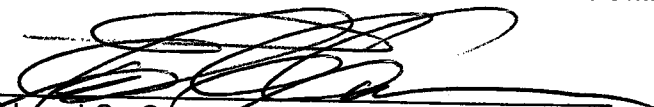
6. **The Federal Aviation Administration (FAA) has issued its Final Determination letter for Aeronautical Study Nos. 2010-AWP-150-NRA, 2010-AWP-196-NRA through 2010-AWP-216-NRA, and 2010-AWP-459-NRA, and has indicated no objections to the construction of the proposed project. The letter does not state that either marking or lighting of the array and/or the proposed transmission line towers would be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.**
7. **The permittee shall comply with the requirements set forth in FAA Advisory Circular 150/5370-2E, "Operational Safety on Airports During Construction."**
8. **The maximum height of the array (solar photovoltaic panels, trackers, inverters, and wires), excluding structures and transmission line towers, shall not exceed ten (10) feet above ground level, and the maximum elevation above sea level shall not exceed 406 feet above mean sea level.**
9. **The maximum height of the transmission line towers/poles shall not exceed nineteen (19) feet above ground level, and the maximum elevation above mean sea level shall not exceed the elevation as referenced in Table 1 of the FAA letter dated August 4, 2010. Such elevation shall not exceed 416 feet above mean sea level.**
10. **The maximum height of the maintenance building shall not exceed twenty-five (25) feet above ground level, and the maximum elevation shall not exceed 421 feet above mean sea level.**
11. **The specific coordinates, heights, and top point elevations of the proposed array, transmission line towers/poles, and maintenance building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.**
12. **Temporary construction equipment used during actual construction of the project shall not exceed the height of the proposed maintenance building, unless separate**

Airport Land Use Commission
Page 3 of 3

notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: FAA Final Determination letter

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

Y:\ALUC\Blythe\ZAP1005BL09.LTR.doc



U.S. Department
of Transportation

Federal Aviation
Administration

August 04, 2010

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

RE: (See attached Table 1 for referenced case(s))
FINAL DETERMINATION

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2010-AWP-150-NRA		BLYTHE, CA	33-37-07.14N	114-42-03.46W	19	415
2010-AWP-196-NRA		BLYTHE, CA	33-37-50.81N	114-41-47.23W	10	406
2010-AWP-197-NRA		BLYTHE, CA	33-37-50.81N	114-42-03.46W	10	406
2010-AWP-198-NRA		BLYTHE, CA	33-37-07.14N	114-41-47.23W	10	406
2010-AWP-199-NRA		BLYTHE, CA	33-37-07.14N	114-42-03.46W	10	406
2010-AWP-200-NRA		BLYTHE, CA	33-37-07.26N	114-41-46.16W	19	416
2010-AWP-201-NRA		BLYTHE, CA	33-37-05.28N	114-41-46.14W	19	415
2010-AWP-202-NRA		BLYTHE, CA	33-37-03.31N	114-41-46.13W	19	413
2010-AWP-203-NRA		BLYTHE, CA	33-37-01.33N	114-41-46.11W	19	412
2010-AWP-204-NRA		BLYTHE, CA	33-36-59.34N	114-41-46.10W	19	410
2010-AWP-205-NRA		BLYTHE, CA	33-36-57.37N	114-41-46.08W	10	402
2010-AWP-206-NRA		BLYTHE, CA	33-36-55.39N	114-41-46.07W	19	409
2010-AWP-207-NRA		BLYTHE, CA	33-36-53.41N	114-41-46.05W	19	395
2010-AWP-208-NRA		BLYTHE, CA	33-36-51.43N	114-41-46.04W	19	389
2010-AWP-209-NRA		BLYTHE, CA	33-36-49.46N	114-41-46.02W	19	384
2010-AWP-210-NRA		BLYTHE, CA	33-36-47.48N	114-41-46.01W	19	378
2010-AWP-211-NRA		BLYTHE, CA	33-36-45.50N	114-41-45.99W	19	371
2010-AWP-212-NRA		BLYTHE, CA	33-36-43.52N	114-41-45.98W	19	367
2010-AWP-213-NRA		BLYTHE, CA	33-36-41.54N	114-41-45.96W	19	361
2010-AWP-214-NRA		BLYTHE, CA	33-36-39.56N	114-41-45.95W	19	356
2010-AWP-215-NRA		BLYTHE, CA	33-36-37.58N	114-41-45.93W	19	351
2010-AWP-216-NRA		BLYTHE, CA	33-36-35.80N	114-41-45.92W	19	351
2010-AWP-459-NRA	2010-AWP-150-NRA	BLYTHE, CA	33-37-07.38N	114-41-47.42W	25	421

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

33°37'07.14002"N, 114°42'03.45702"W Northwest Corner: 33°37'50.81304"N, 114°42'03.45692"W Northeast Corner: 33°37'50.81302"N, 114°41'47.2764"W This form indicates the Northeast Corner.

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

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2E, "Operational Safety on Airports During Construction."

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

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

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

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

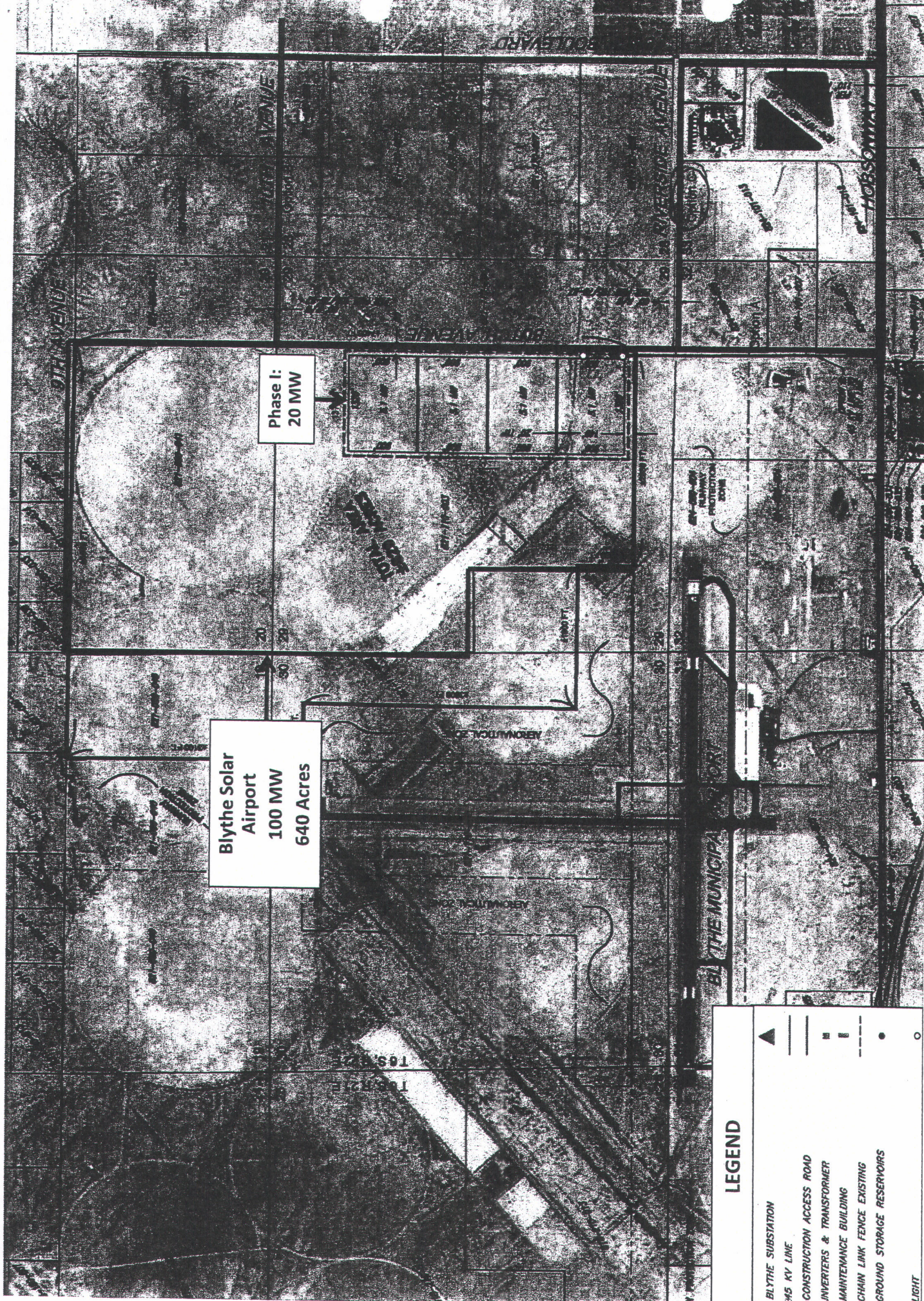
This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

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

This determination expires on February 4, 2012 unless:

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

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



**Blythe Solar
Airport
100 MW
640 Acres**

**Phase I:
20 MW**

LEGEND

- ▲ BLYTHE SUBSTATION
- 345 KV LINE
- CONSTRUCTION ACCESS ROAD
- INVERTERS & TRANSFORMER
- MAINTENANCE BUILDING
- CHAIN LINK FENCE EXISTING
- GROUND STORAGE RESERVOIRS
- LIGHT

<p>UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for any use for, or unauthorized changes to, uses of these plans. All changes to the plans must be in writing and must be approved by the Engineer of these plans.</p>		<p>APPROVED: _____</p> <p>DATE: _____</p>	<p>DESIGN BY: _____</p> <p>DATE: _____</p>	<p>DRAWN BY: _____</p> <p>DATE: _____</p>	<p>CHECKED BY: _____</p> <p>DATE: _____</p>
<p>NO. _____</p>		<p>REVISIONS:</p>	<p>ENGINEER BY: _____</p> <p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>
<p>The Holt Group, Inc. ENGINEERING • PLANNING • SURVEYING</p> <p>1700 337-6088 9222 Blythe, California P.O. Box 2031, 458 E. 3rd Dunsmuir, Alaska 99566</p>		<p>PREPARED UNDER THE DIRECT SUPERVISION OF: ROBERT K. HOYT, P.E. DATE: _____</p>	<p>PROJECT NO.: _____</p> <p>DATE: _____</p>	<p>REG. NO.: _____</p> <p>REG. EXP.: _____</p>	<p>CLIENT: U.S. SOLAR</p>
<p>FIGURE 1 U.S. SOLAR - BLYTHE SOLAR I PROJECT SITE PLANS</p>		<p>SHEET NO. _____</p> <p>OF 1 SHEET</p>	<p>1066B.00'</p>	<p>1066B.00'</p>	<p>1066B.00'</p>

Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - City Limits

Note

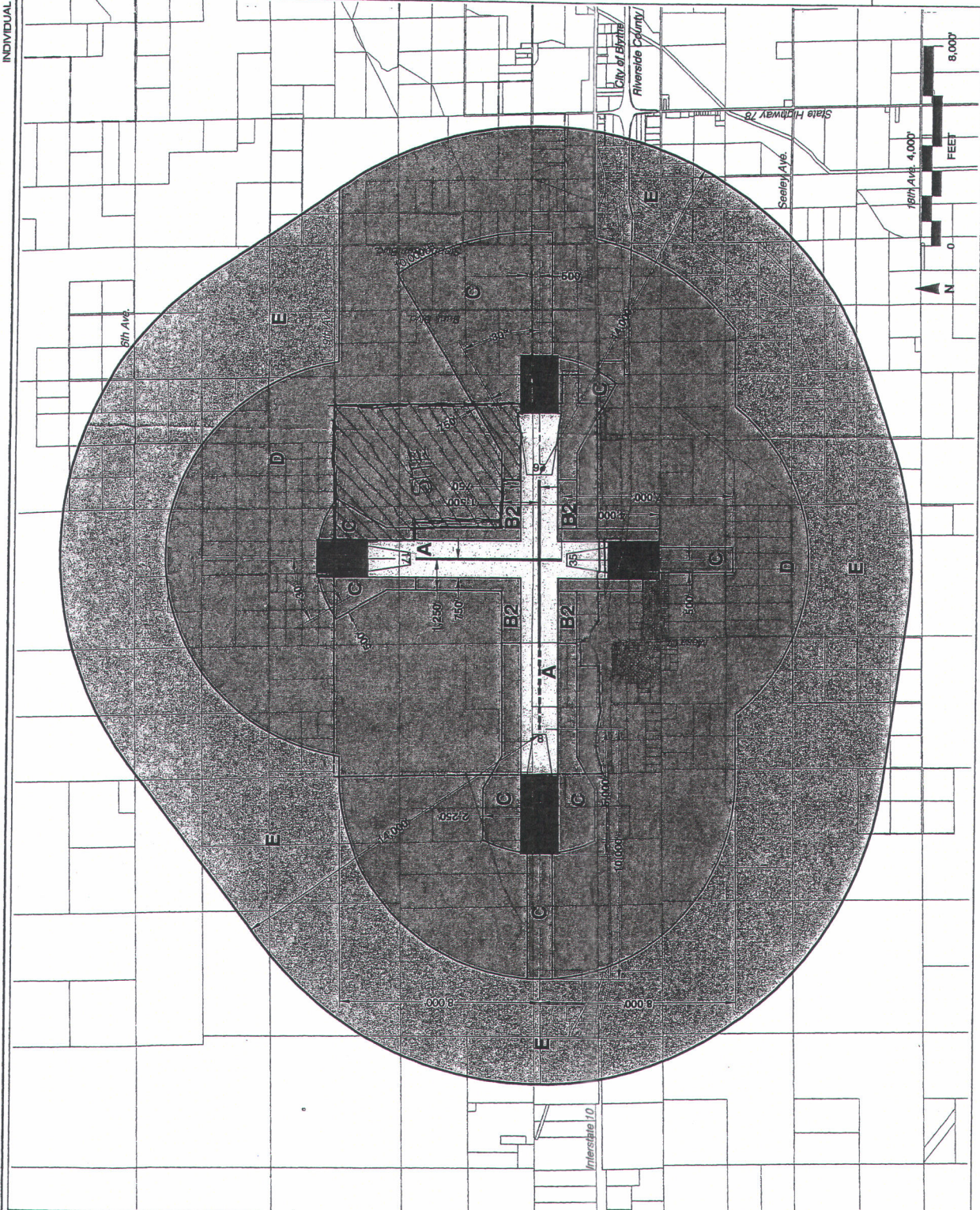
Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

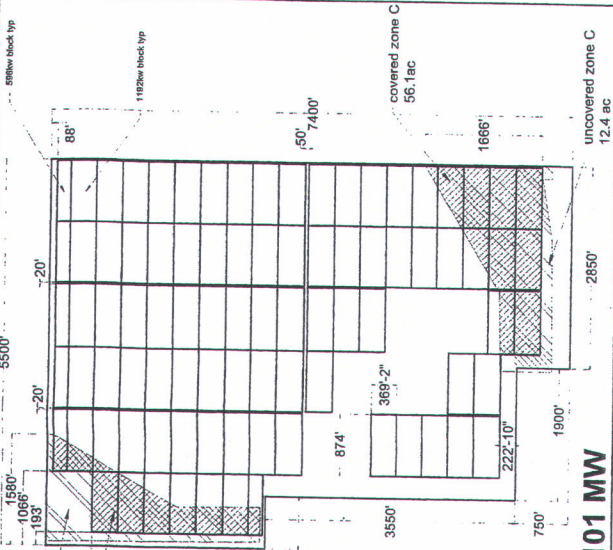
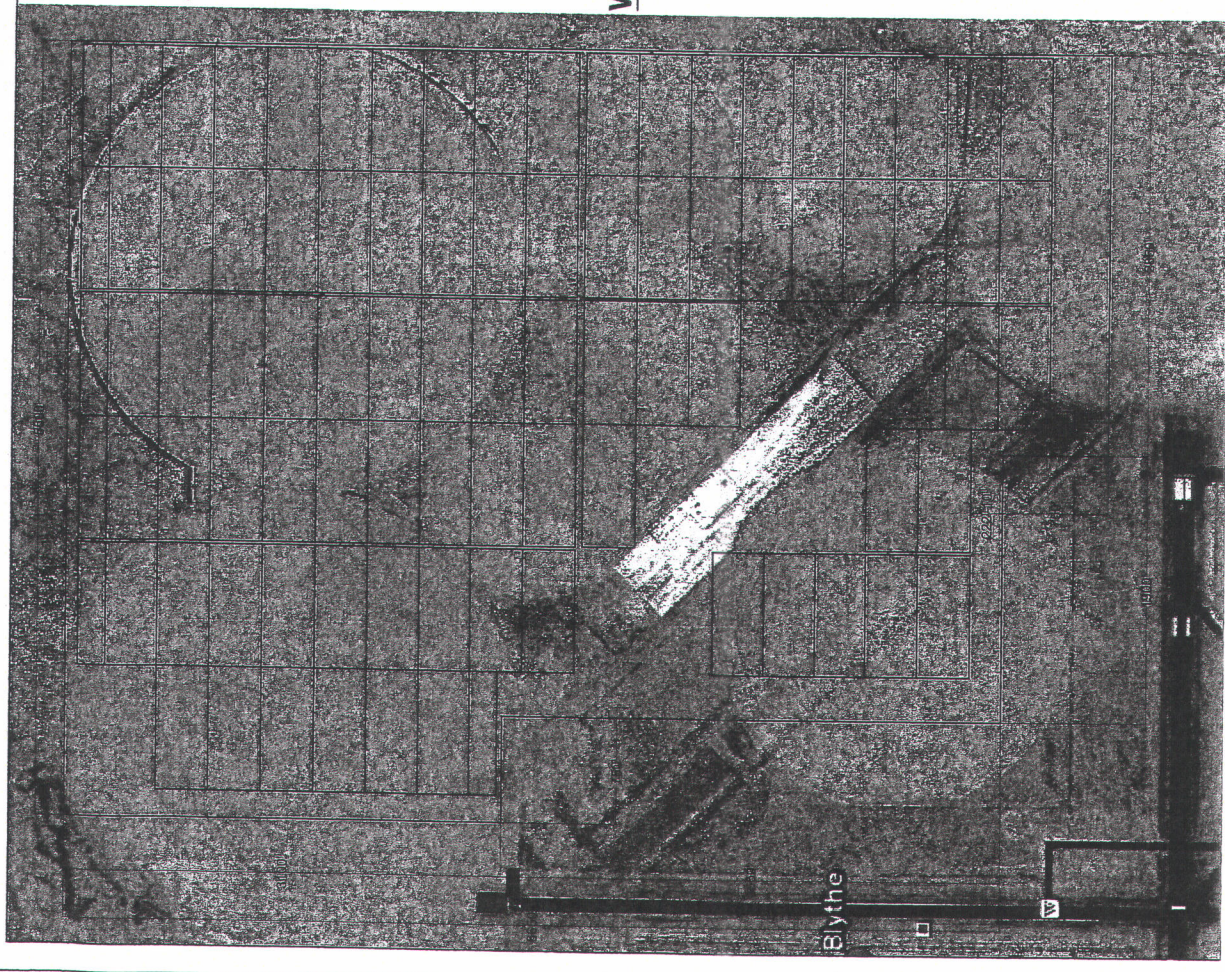
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted October 2004)

Map BL-1

Compatibility Map
Blythe Airport



3.1



uncovered zone C
22.0 ac

covered zone C
34.1 ac


GENERAL NOTES:
ZONE "C" = 124.6 ac
1. UNCOVERED ZONE 34.4 ac (27.6% of zone "C") 2375'
2. COVERED ZONE 90.2 ac

WATTSSUN - SUNTECH 270 - 101 MW

SYSTEM SUMMARY

# OF 1192 KW BLOCKS	82
# OF 596 KW BLOCKS	6
TRACKER TYPE	WATTSSUN
DRIVE MOTORES	320
PANEL MAKE/MODEL	SUNTECH 270
PANEL COUNT	375,360
STC RATED DC POWER	101 MW
PANELS / STRING	12
ROW POSTS - 5"	93,840
DRIVE POSTS - 6"	7,820

A Division of

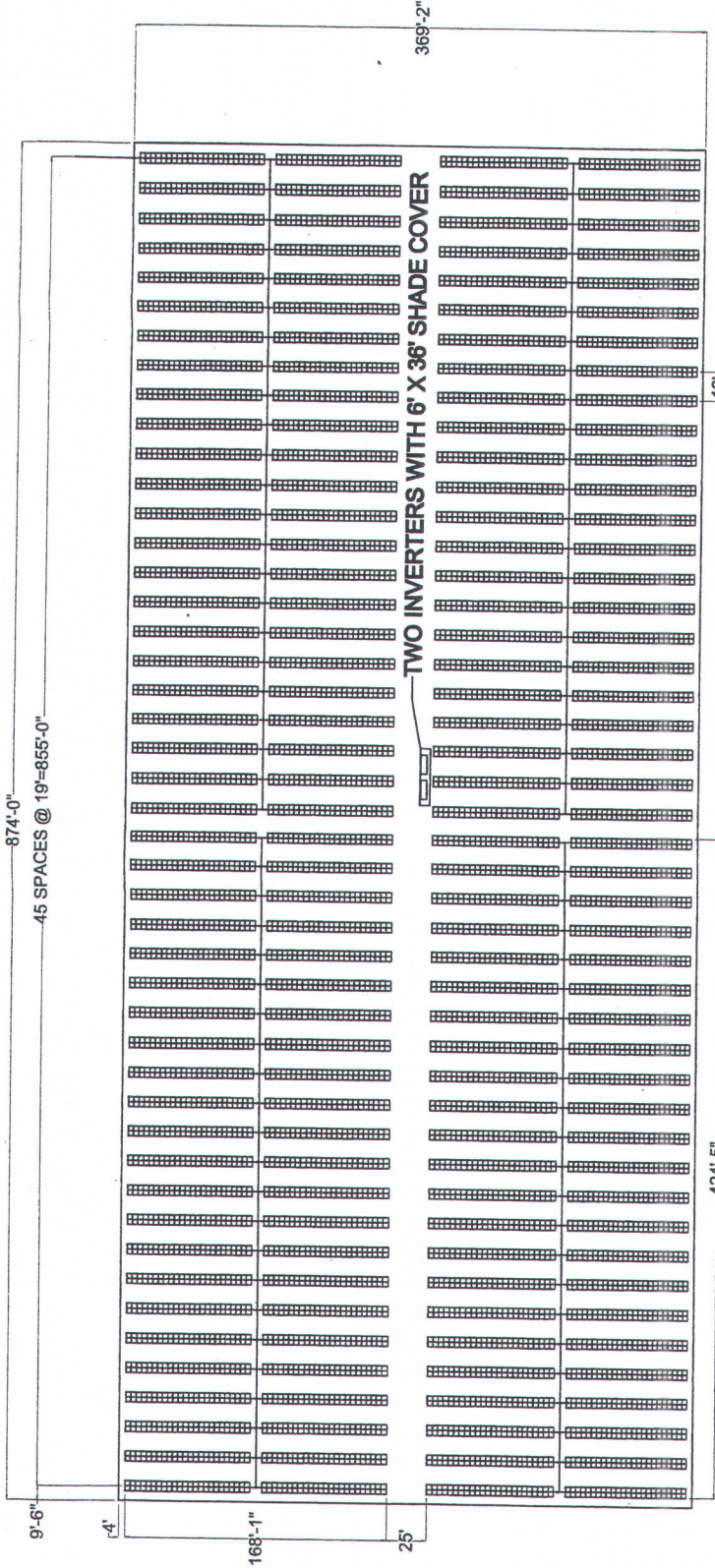


RENEWABLE ENERGY CONTRACTING
IRONCO ENTERPRISES LLC

BLYTHE - 640 ACRES
BLYTHE AIRPORT, ARIZONA

CUSTOMER: US SOLAR

DETAILING SERVICE	IRONCO BID NO.	DWG NO.	REV
DR/VS	DATE	04/05/10	640 Layout
SCALE	NOT TO SCALE		SHEET 1 OF 2



**STANDARD BUILDING BLOCK LAYOUT
WATTSUN - SUNTECH 270 - 1192kW**

- GENERAL NOTES:**
1. 19' ROW SPACING,
48 MODULES PER ROW,
92 ROWS

STANDARD BUILDING BLOCK SUMMARY	
TRACKER TYPE	WATTSUN
DRIVE MOTORES	4
PANEL MAKE/MODEL	SUNTECH 270
PANEL COUNT	4416
STC RATED DC POWER	1192 KW
ROWS / DRIVE MOTOR	23
PANELS / ROW	48
PANELS / STRING	12
ROW POSTS - 5"	1104
DRIVE POSTS - 6"	92

American Institute of Steel Construction Inc.
FOUNDED 1887
Certified Fabricator

A Division of
IRONCO
ENTERPRISES, LLC

RENEWABLE ENERGY
CONTRACTING

BLYTHE-640 ACRES
BLYTHE AIRPORT, ARIZONA

CUSTOMER: **US SOLAR**

DETAILING SERVICE
VS

IRONCO BID NO. **02/04/10 640 Layout**

REV NO. **A**

SCALE **NOT TO SCALE**

SHEET **2 OF 2**

270 Watt POLY-CRYSTALLINE SOLAR PANEL

Features

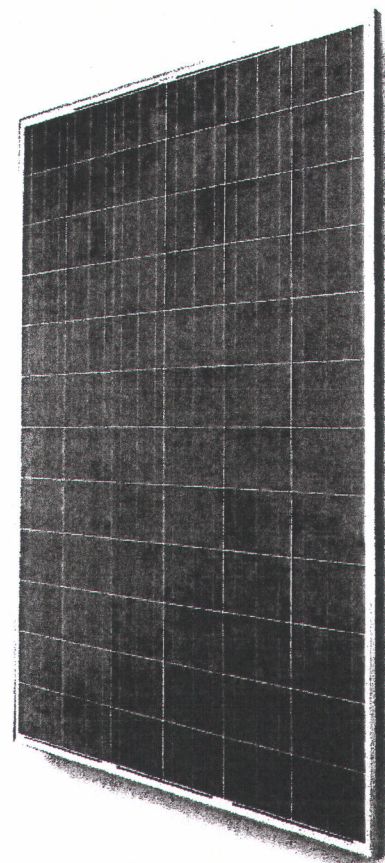
- High conversion efficiency based on innovative photovoltaic technologies
- High reliability with guaranteed +/-3% power output tolerance
- Withstands high wind-pressure and snow load, and extreme temperature variations

Quality and Safety

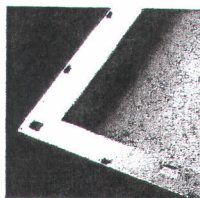
- Industry-leading, transferable 25-year power output warranty
- Rigorous quality control meeting the highest international standards
- ISO 9001:2000 (Quality Management System) and ISO 14001:2004 (Environmental Management System) certified factories deliver world class products
- UL listing:UL1703, CULus, Class C fire rating, conformity to CE

Recommended Applications

- On-grid utility systems
- On-grid commercial systems
- Off-grid ground mounted systems



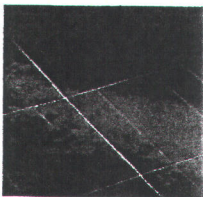
Suntech's technology yields improvements to BSF structure and anti-reflective coating to increase conversion efficiency



Unique design on drainage holes and rigid construction prevents frame from deforming or breaking due to freezing weather and other forces



Suntech was named Frost and Sullivan's 2008 Solar Energy Development Company of the Year



The panel provides more field power output through an advanced cell texturing and isolation process, which improves low irradiance performance

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

DATE: June 29, 2010

TO:

<ul style="list-style-type: none"> Riv. Co. Transportation Dept. - Desert Riv. Co. Environmental Health Dept. Riv. Co. Flood Control District Riv. Co. Fire Department - Desert Riv. Co. Dept. of Bldg. & Safety - Grading Riv. Co. Dept. of Bldg. & Safety - Plan Check Regional Parks & Open Space District Riv. Co. Environmental Programs Dept. P.D. Geology Section-D. Jones P.D. Trails Section-K. Lovelady 	<ul style="list-style-type: none"> P.D. Landscaping Section-R. Dyo P.D. Archaeology Section-L. Mouriquand Riv. Co. Sheriff's Dept. Riv. Co. Waste Management Dept. Riv. Co. EDA - Redevelopment Riv. Co. EDA - Fast Track Riv. Co. EDA - County Airports Riv. Co. ALUC - John Guerin Blythe Municipal Airport - Gen. Manager 4th District Supervisor 	<ul style="list-style-type: none"> 4th District Planning Commissioner. City of Blythe Palo Verde Unified School Dist. Southern California Edison Southern California Gas Co. Caltrans District #8 Caltrans Div. of Aeronautics - Phillip Crimmins RWQCB - Colorado River California Dept. of Fish & Game U.S. Fish & Wildlife Service
---	--	---

Plot Plan No. NO. 24616 - FAST TRACK AUTHORIZATION NO. 2010-06 EA42340 - Applicant: US Solar Holdings, LLC - Engineer/Representative: Robert K. Holt - Fourth Supervisorial District - Chuckwalla Zoning Area - Palo Verde Valley Area Plan: Community Development: Public Facilities (CD: PF)(.60 FAR) - Location: Northeast of the Blythe Airport north of Interstate 10, south of 9th Avenue, northwest of Riverside Drive and Butch Avenue - 828.86 Gross/Net Acres - Zoning: Manufacturing Heavy (M-H Zone) - **REQUEST:** The applicant proposes to construct a 100 megawatt fixed panel photovoltaic facility on a 640 acre lease area of a 828.86 acre site in five (5) twenty (20) megawatt phases. Temporary facilities will be required for construction purposes which include a 12' X 60' portable construction trailer, five parking spaces, two portable toilets, and two ten thousand (10,000) gallon above ground water tanks which will be replaced with a six (6) inch permanent water pipeline prior to starting construction on the second phase. The pipeline will extend east to Butch Avenue, then north to the project site for approximately 4,800 feet from existing ground storage reservoirs located southeast of the Blythe Airport runway. A 33 kV distribution line will run from the southeast corner southerly along Butch Avenue approximately 3,200 feet to the tie in point at Hobsonway. The distribution line will be undergrounded for approximately 700 feet to accommodate air traffic with the remainder of the line mounted nineteen (19) feet above ground. Access will be provided via Buck Boulevard to Riverside Drive as the primary access point, and to 10th Avenue as the secondary access point. - APN(s): 821-080-040 and 041, 821-110-002 and 003 - Related Cases: None - Concurrent Cases: None

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 15, 2010**. 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 Ray Juarez, Project Planner, at (951) 955-9541 or email at RJUAREZ@rcplma.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.

RIVERSIDE COUNTY
STANLEY SNIFF, SHERIFF—CORONER



Sheriff

COLORADO RIVER STATION, BLYTHE
260 N SPRING STREET
BLYTHE, CA 92225 (760) 921-7900

FACSIMILE TRANSMISSION
FAX # (760) 921-5791

Date: 7-13-10

Time: 1:20 PM

Number of pages (including cover page): _____

To: Ray Juarez

From: Sgt. Guy Onator

Reference: _____

Message: L.D.C. MURR

"The information contained in this facsimile message is confidential and intended solely for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient; you are hereby notified that any dissemination, distribution, copying, or unauthorized use of this communication is forbidden by law."

RIVERSIDE COUNTY

Stanley Sniff, Sheriff-Coroner



Sheriff

BLYTHE STATION

260 NORTH SPRING STREET • BLYTHE, CALIFORNIA 92225
(760) 921-7900

TO: Mr. Ray Juarez, Project Planner

DATE: July 13, 2010

FROM: Sgt. Guy Gnatek *g*

SUBJECT: Plot Plan No. NO. 24616-FAST TRACT AUTHORIZATION NO. 2010-06
EA42340

Project Description: The Blythe Photovoltaic project is a multi-phase 100 MW solar power plant. Electricity would tie into the local grid and be sold directly to a California Utility.

Project Location: Northeast of the Blythe Airport north of Interstate 10, south of 9th Avenue, northwest of Riverside Drive and Butch Avenue.

Dear Sir,

Thank you for the opportunity to comment on the above described plan. The following issues of concern related to public safety and law enforcement are presented:

In an effort to assist you in making your facility safer, we recommend the implementation of current Crime Prevention through Environmental Design (CPTED) principles in all aspects of your planning and building project. These principles are:

Natural Surveillance: The placement of physical features, activities, and people in ways that maximize the ability to see what is occurring in a given space.

Territorial Reinforcement: The use of buildings, fences, signs and pavement to express ownership.

Access Control: The physical guidance of people coming and going from a space by the placement of entrances, exits, fencing, landscaping, locks and other barriers.

Maintenance of the Environment: The maintenance and the "image" of an area can have a major impact on whether it will become victimized because it indicates that someone cares and is watching.

PRE-CONSTRUCTION AND CONSTRUCTION PHASES:

Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and structures under construction are on the rise.

To reduce thefts and burglaries during the construction of this project, the developer and builder need to provide site security. It is the recommendation of the Riverside County Sheriff's Department that the developer and builder use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public, and non-essential employees, should be restricted in access to the construction areas.

Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department at Colorado River Sub-Station.

The developer and/or builders' name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

AI DRESSING:

An address monument should be erected. The monument should be illuminated during the hours of darkness and positioned so as to be readable from main vehicular or pedestrian access points. Positioning the address numbers at a strategic and elevated section of the building will facilitate unhampered views of the address from vehicular and pedestrian vantage points.

Roof-top addressing, (for use by the police helicopter), should be applied in a contrasting color. A minimum lettering size of 1' X 4' should be utilized. In the event of a critical incident at the location, the use of roof-top addressing accelerates a pinpoint response from law enforcement air support and the accurate mobilization of ground units.

Industrial and commercial buildings shall have the doors clearly marked with numbers corresponding to the appropriate alarm zone.

LIGHTING:

Parking lots and associated driveways, circulation areas, aisles, passageways, recesses and grounds contiguous to buildings shall have adequate security lighting. The lighting shall be of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises from at least 25 feet away during the hours of darkness and provide a safe & secure environment for all persons, property, and vehicles on site.

Security lighting should be installed in such a manner as to prevent tampering or damage.

All exterior doors should have their own light source which will adequately illuminate entry / exit areas at all hours in order to make any person on the premises clearly visible and to provide adequate illumination for persons entering and exiting the building.

LANDSCAPING:

Landscaping shall be of the appropriate type and situated in locations to maximize observation while providing the desired degree of aesthetics. Defensive landscaping materials are encouraged along fence and property lines and under vulnerable windows. It is recommended that all trees be "trimmed up" to a minimum height of five feet and all groundcover be maintained to a height of thirty-six inches or lower.

FENCING / ACCESS CONTROL:

When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.

ROOF TOP OPENINGS:

All hatchway openings on the roof of any building are to be properly secured from the building interior. Roof top ladders are to be incorporated into the interior design. All roof top openings are to be incorporated into the building security system. Outside pin-type hinges on all hatchway openings shall have non-removable pins.

LINE OF SIGHT / NATURAL SURVEILLANCE:

Wide-angled peepholes should be incorporated into all solid doors where visual scrutiny to the door from public or private space is compromised.

Trash enclosures should be located away from the buildings/garages and not hinder needed surveillance.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

SECURITY SYSTEMS:

Comprehensive security systems, silent or audible, should be provided, including digital security cameras. *To help prevent theft and vandalism, it is also recommended that a Vacant Property Report is set up through the Colorado River Station.*

PARKING ISSUES:

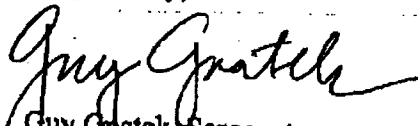
Have exterior visitor parking spaces located close to the structure as possible to allow in-line sight from occupants. Make sure trees do not block views to the parking areas.

GRAFFITI REDUCTION TIPS:

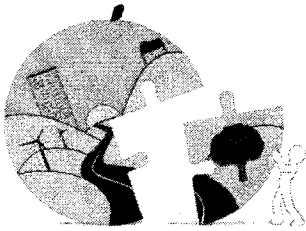
Prior to occupancy, the surface walls, fences, building, logo monuments, etc. should be graffiti resistant either via surface composition, applied paint types and/or planned shielding by landscaping or plants. Wrought iron fencing has proven to be effective in reducing graffiti.

Should the community development department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Sergeant Guy Gnatek at 760-921-5774

Respectfully,



Guy Gnatek, Sergeant
Riverside County Sheriff's Department
Colorado River Station



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: 20 MW Photovoltaic (PV) Solar Project located on Blythe Airport

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 12.2.C.18

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: Cap 03728 DATE SUBMITTED: 7/02/05

APPLICATION INFORMATION

Applicant's Name: NRG Solar Blythe II LLC E-Mail: Doug.Haroldson@nrg.com

Mailing Address: 5790 Fleet Street, Suite 200
Street
Carlsbad CA 92008
City State ZIP

Daytime Phone No: (760) 710-2186 Fax No: ()

Engineer/Representative's Name: Tim Anderson E-Mail: Tim.Anderson@nrg.com

Mailing Address: 4900 North Scottsdale Road, Suite 5000
Street
Scottsdale AZ 85251
City State ZIP

Daytime Phone No: (480) 828-2450 Fax No: ()

Property Owner's Name: Riverside County Economic Development Authority (EDA) E-Mail: DShippy@rivcoeda.org

Mailing Address: 3403 10th Street, Suite 400
Street
Riverside CA 92501
City State ZIP

Daytime Phone No: (951) 955-9722 Fax No: (951) 955-6686

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 156 acres

General location (nearby or cross streets): North of Riverside Drive, South of _____, East of _____, West of Butch Boulevard

Thomas Brothers map, edition year, page number, and coordinates: 2005, page 392, B-10

Project Description: (describe the proposed project in detail)
20 MW photovoltaic (PV) solar project on 156.5 acres of the Blythe Municipal Airport property.

Related cases filed in conjunction with this application:
Project was previously approved as Plot Plan No. 24616
Previously approved CEQA document was EA No. 42340, Previous Fast track No. 2010-06

Is there a previous application filed on the same site: Yes No
If yes, provide Case No(s). Plot Plan No. 24616 (Parcel Map, Zone Change, etc.)
E.A. No. (if known) 42340 E.I.R. No. (if applicable): _____

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: provided/approved as part of previous approval

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) 4,800 ft.

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) Not needed

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: 100,000 cubic yards

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 75,000 cubic yards

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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 Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

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.

NRG Solar Blythe II LLC

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.

NRG Solar Blythe II LLC (as lessee)

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): 821-110-003

Section: 29

Township: 6 S

Range: 22 E

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)



Date

6/30/15

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:

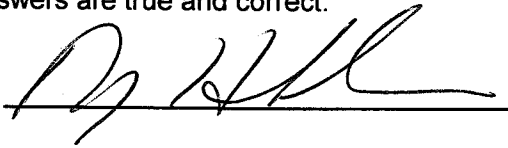
1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality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

Yes No

APPLICATION FOR LAND USE PROJECT

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)  Date 6/30/15
Owner/Authorized Agent (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/20/2015

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

APN (s) or case numbers CUP03728 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

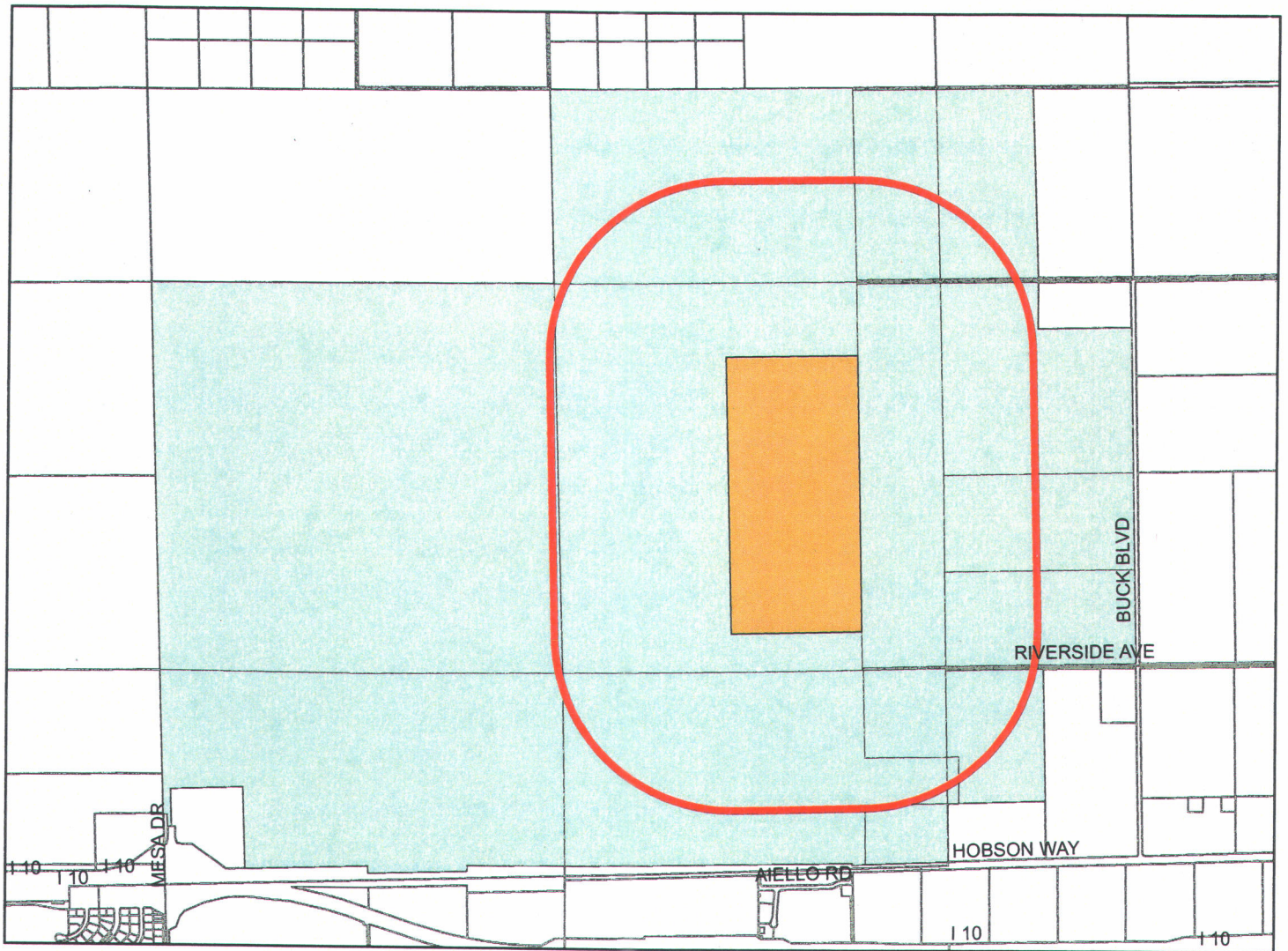
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

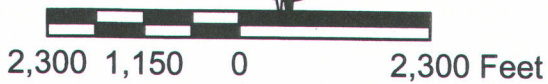
*Good Check
5-20-16*

CUP03728 (2400 feet buffer)



Selected Parcels

821-120-028 824-101-013 821-080-041 821-110-002 821-110-005 821-110-006 824-020-005 824-080-004 824-101-007 821-080-043
821-090-012 821-110-004 821-120-025 821-120-027 824-080-003 824-080-005



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: 821120028, APN: 821120028
ALTAGAS POWER HOLDINGS INC
1411 THIRD ST STE A
PORT HURON MI 48060

ASMT: 824080005, APN: 824080005
GILA FARM LAND
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 824101007, APN: 824101007
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 824101013, APN: 824101013
CAITHNESS BLYTHE II
565 5TH AVE 29TH FL
NEW YORK NY 10017



ATTN: General Manager
Blythe Airport
17710 W. Hobson Way
Blythe, CA 92225

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
777 E. Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

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

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

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

ATTN: James W. Reede Jr., Ed. D
Transmission Corridor Designation
Program, Ca. Energy Commission
1516 9th St. M/S 46
Sacramento, CA 95814

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

Applicant:
NRG Solar Blythe II LLC
5790 Fleet Street, Suite 200
Carlsbad, CA 92008

Eng-Rep:
The Holt Group
201 E Hobson Way
Blythe, CA 92225

Owner:
County of Riverside (EDA)
c/o Daryl Shippy
3403 10th Street, Suite 400
Riverside, CA 92501

Colorado River Indian Tribes
Dennis Patch, Chairperson
26600 Mojave Road
Parker, Ariz. 85344

U.S. EPA Region IX
Environmental Review Office
Attn: Anne Ardillo, NOWCC - Energy
75 Hawthorne Street CED-2
San Francisco, CA 94105

Mojave Desert Air Quality Management
District
14306 Park Ave Victorville, CA 92392



PUBLIC HEARING NOTICE

Project No: CONDITIONAL USE PERMIT NO. 3728 and DEVELOPMENT AGREEMENT NO. 74

Project No: **CONDITIONAL USE PERMIT NO. 3728** and **DEVELOPMENT AGREEMENT NO. 74**

Proposed Conditional Use Permit No. 3728 proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres. The applicant has also proposed to enter into a Connection to the power grid will occur on site. A temporary construction trailer and temporary parking lot are proposed during construction. The applicant has also proposed to enter into a Development Agreement with the County for the Project consistent with the County's solar power plant program. Development Agreement o. 74 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.

Date/Time January 12, 2016 at 10:30 am

Location: 4080 Lemon Street, 1st Floor, Riverside, GA 92502

Contact: Larry Ross, Project Planner

Phone: 951-955-9294

Email: LROSS@RCTLMA.ORG

<http://planning.rctlma.org/PublicHearings.aspx>





PUBLIC HEARING NOTICE

PROPOSED SPECIAL USE PERMIT NO. 3728 and DEVELOPMENT AGREEMENT NO. 74

Proposed by **California Solar Service, Inc.** proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 65.46 acres. Construction of the solar plant will include a temporary construction trailer and temporary parking lot are proposed during construction. The applicant has also proposed to enter into a Development Agreement with the County for the Project consistent with the County's solar power plant program. Development Agreement No. 74 has a term of thirty years and will grant the applicant testing rights to Develop the Project in accordance with the terms of the agreement.

Date/Time: January 12, 2016 at 10:30 am

Location: 4080 Lemon Street, 1st Floor, Riverside, CA 92502

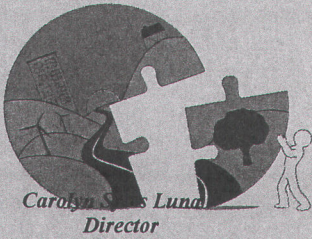
Contact: Larry Ross, Project Planner

Phone: 951-955-9294

Email: LROSS@RCTLMA.ORG

<http://planning.rctlma.org/PublicHearings.aspx>





RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

PLOT PLAN No. 24616 – FAST TRACK AUTHORIZATION NO. 2010-06 – Environmental Assessment No. 42340
Project Title/Case Numbers

Raymond Juarez
County Contact Person
N/A

951-955-9541
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

US Solar Holdings, LLC
Project Applicant

P.O. Box 44485 Phoenix, AZ, 85084
Address

The site is located northeast of the community of Mesa Verde in the Palo Verde Valley Area Plan in Eastern Riverside County. Specifically, the project is proposed on previously disturbed land located on the northeast corner of the Blythe Airport, north of Interstate 10, south of 9th Avenue, and northwest of Riverside Drive and Butch Avenue.
Project Location

The applicant proposes to construct a 100 megawatt Photovoltaic (PV) Solar Power Plant on 640 acres of an 829 acre lease area in five (5) twenty (20) megawatt phases inclusive of: a single axis tracking system organized in 874 x 168-foot and 874 x 370-foot power blocks with a maximum height of ten feet; a perimeter 24-foot interior access road and 25-foot interior drive aisles for emergency access and maintenance purposes; a combination of inverters and transformers on concrete pads covered by three sided open shade covers within each power block; an 8-foot high chain link fence with three strand barbed-wire around the project perimeter boundary; a temporary construction area which includes a 12' X 60' portable construction trailer, five parking spaces and portable toilets on the southeast corner of the site; and, a temporary staging area in the center of proposed Phase II on an existing concrete pad. Water will be provided via a 6-inch diameter pipeline that will be extended from the Blythe Airport Water Production and Storage Facility to allow for a permanent source of water. The line will undergrounded and extend east to Butch Avenue then north to the project site for a total of approximately 4,800 feet to the project site. The water will be used for fire suppression, construction and operation dust control, and solar panel maintenance. Power will be delivered via a 33 kV gen-tie line (minor transmission line extending from the point of power generation to the point of connection into the transmission & distribution line) from the site approximately 3,200 feet due south paralleling the western side of Butch Avenue and tie into the existing 33kV Southern California Edison line that runs parallel to Hobson Way. The line will be undergrounded approximately 1,500 feet as required by the Airport Land Use Commission, and then come above ground mounted on 19-foot high poles to the point of tie in for Phase I. Phases II thru V will require complete undergrounding of two additional 33 kV gen-tie lines along Butch Avenue adjacent to the Phase I line. The point of tie in has not been determined for Phases II thru V at this time. In the event that the Phase II thru V gen-tie lines extend beyond the scope of review conducted up to Hobson Way, then additional environmental review will be required. Primary road access is proposed from the east via Buck Boulevard north, then west along Riverside Drive, and then north along Butch Avenue. Secondary access is proposed northerly along Butch Avenue from Hobson Way, and two 24-foot wide emergency access gates are proposed where 9th and 10th Avenue meet the project boundaries eastern fence line.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on December 14, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
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 NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

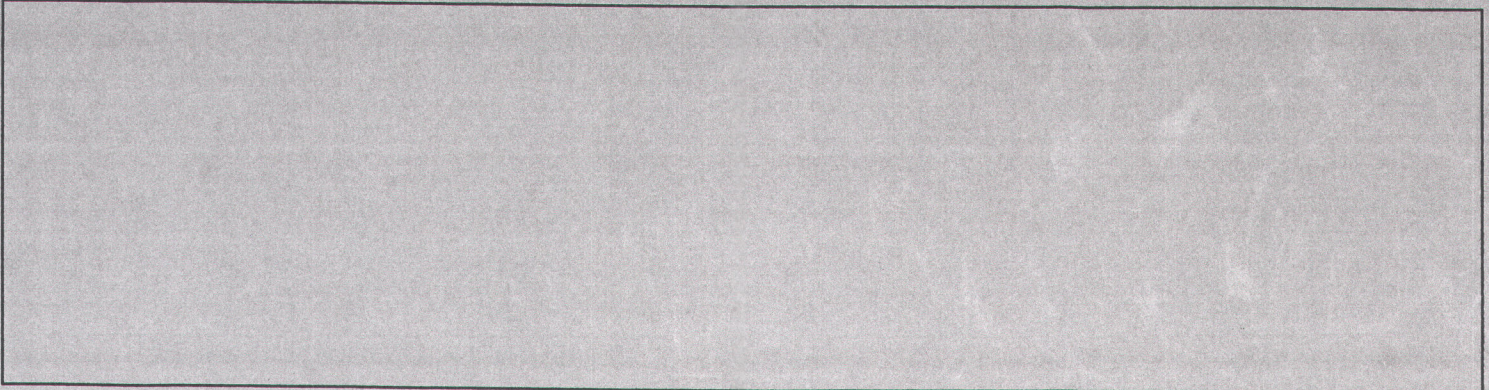
Signature Title Date

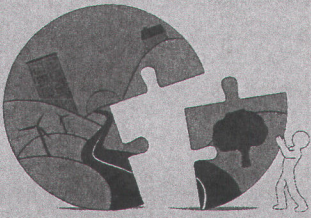
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP24616\Hearings\PP24616 NOD.docx

Please charge deposit fee case#: ZEA 42340 ZCFG5702 . (\$2,010.25 + \$64.00)

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24616, EA42340

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Raymond Juarez Title: Project Planner Date: November 4, 2010

Applicant/Project Sponsor: US Solar Holdings LLC Date Submitted: June 23, 2010

ADOPTED BY: Riverside County Board of Supervisors

Person Verifying Adoption: _____ Date: _____

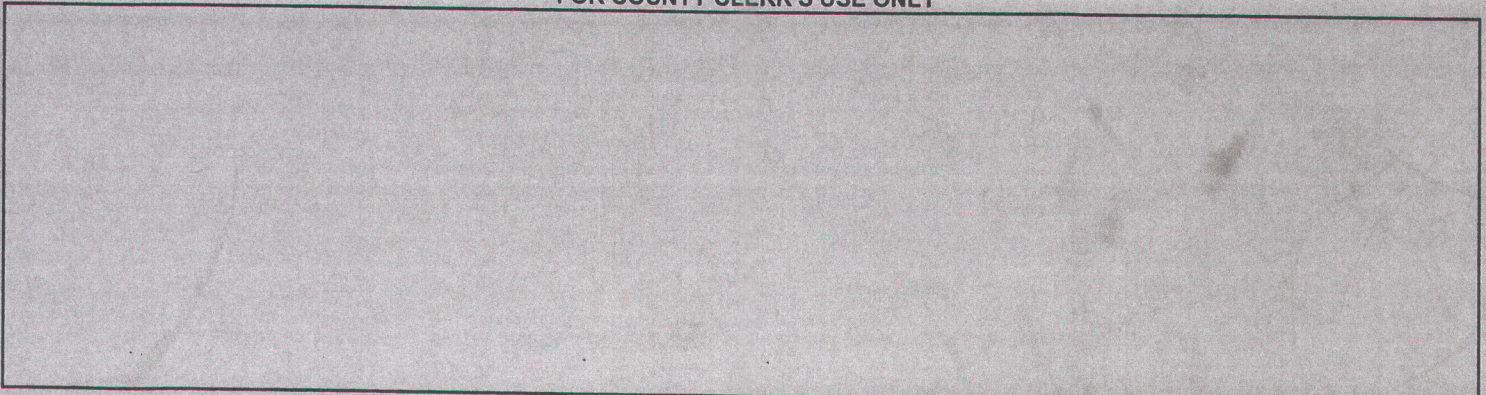
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Raymond Juarez at rjuarez@rctlma.org or at 951-955-9541.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42340 ZCFG5702 \$64.00 Posting Fee + \$2,010.25 CFG Fee
FOR COUNTY CLERK'S USE ONLY



ATTACHMENT E
CEQA ADDENDUM AND ATTACHMENTS

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42812

Project Case Type (s) and Number(s): Fast Track Authorization 2015-02, Conditional Use Permit No. 3728, Development Agreement No. 74

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Tim Anderson

Telephone Number: 480-828-2450

Applicant's Name: NRG Solar Blythe II, LLC

Applicant's Address: 5790 Fleet Street, Suite 200, Carlsbad, CA 92008

I. PROJECT INFORMATION

- A. Project Description:** CUP No. 3728 proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres. Connection to the power grid will occur on site. A temporary construction trailer and temporary parking lot are proposed during construction.

The applicant and County Staff have negotiated a Development Agreement (DA No. 74). DA No. 74 has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 74 contains terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 74 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.58, an Ordinance of the County of Riverside Approving Development Agreement No. 74, incorporates by reference and adopts DA No. 74.

Approval and use of Conditional Use Permit No. 3728 is conditioned upon Development Agreement No. 74 being entered into and effective.

Since the solar power plant project is exactly 20 megawatts, it is exempt from Board of Supervisors Policy No. B-29 regarding solar power plants.

- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 156.46

Residential Acres: N/A

Lots:

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: N/A

Lots:

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Industrial Acres: 156.46

Lots:

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: 1 (250-300 construction only)

Other: N/A

D. Assessor's Parcel No(s): 821-110-006

Street References: on the grounds of the Blythe Airport, east of the runways, north of Riverside Avenue and west of Buck Boulevard.

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 29, Township 6 South, Range 22 East

Brief description of the existing environmental setting of the project site and its surroundings: The site is within a lease area on the Blythe Airport property. The majority of the site has been previously disturbed both by past airport operations and by agriculture. This section of the airport has been designated for non-aeronautical uses in the Airport Master Plan. The existing slope at the site is relatively flat with an overall slight gradient from the northwest to the southeast.

The majority of the site is abandoned agriculture (pivot circles) and old runways associated with the Blythe Airport. These areas appear to have been fallow for a significant period of time and sparse creosote bush (*Larrea tridentata*), galleta grass (*Pleuraphis rigida*), and brittle bush (*Encelia farinosa*) have begun to reestablish.

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

Like the Site itself, the surrounding lands to the north, south and west of the Site are part of the Blythe Airport property. Some of these lands are previously farmed, fallow lands like the Site itself. The active portions of the airport property are used for general aviation and associated purposes.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Public Facilities (PF) General Plan land use designation allows for public/quasi-public uses such as landfills, airports, utilities, and other civic uses. The proposed facility is consistent with the General Plan Land Use Policies listed in the Palo Verde Valley Area Plan.
2. **Circulation:** The proposed photovoltaic facility is consistent with the General Plan Circulation Element Policies listed in the Palo Verde Valley Area Plan relating to Vehicular Circulation, Trails and Bikeways, and Scenic Highways.
3. **Multipurpose Open Space:** The proposed photovoltaic facility is consistent with the General Plan Multipurpose Open Space Policies listed in the Palo Verde Valley Area Plan relating to watersheds, flood plains, watercourses and habitat conservation. The proposed is not within the conservation area of the Western Riverside County Multiple Species Habitat Conservation Plan or the Coachella Valley Multi Species Habitat Conservation Plan.
4. **Safety:** The proposed photovoltaic facility is consistent with the General Plan Safety Element Policies.
5. **Noise:** The proposed photovoltaic facility is consistent with the General Plan Noise Element Policies.

- 6. **Housing:** The proposed photovoltaic facility is consistent with the General Plan Housing Element Policies.
- 7. **Air Quality:** The proposed photovoltaic facility will not have any impacts on air quality.
- 8. **Healthy Communities:** The proposed photovoltaic facility is consistent with the Healthy Communities Element Policies.

B. General Plan Area Plan(s): Palo Verde Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Public Facilities (PF)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** N/A

2. **Foundation Component(s):** Community Development to the south and west, and Agriculture: Agriculture to the north and east.

3. **Land Use Designation(s):** Public Facilities to the south and west, and Agriculture: Agriculture to the north and east.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Manufacturing – Heavy (M-H)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Manufacturing-Heavy Zone (M-H) to the north, south and west and Controlled Development Areas – 10-Acre Minimum (W-2-10) to and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

Aesthetics Hazards & Hazardous Materials Recreation

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

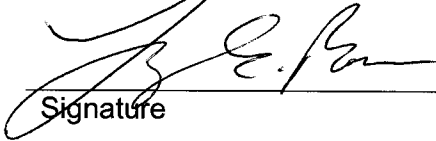
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

December 22, 2015

Date

Larry Ross, Project Planner
Printed Name

For Steven Weiss, AICP, Director

CEQA ADDENDUM
**To Mitigated Negative Declaration/
Environmental Assessment No. 42340**
BLYTHE II SOLAR PROJECT

The information in this addendum is limited to new information that supplements the record and supports the County's decision on the processing of the Conditional Use Permit (CUP) for the Blythe II Solar Project proposed by NRG Solar Blythe II LLC.

Introduction to Addendum to Environmental Assessment No. 42340

On December 14, 2010, the Board of Supervisors ("Board") approved a 30-year lease agreement between the County and NRG Solar Blythe II ("NRG") for approximately 156 acres of real property, known as Assessor's Parcel Number 821-110-003, located at Blythe Airport. The Board also approved an Option Agreement with NRG for an additional 673 acres at Blythe Airport. Additionally and related, on December 14, 2010, the Board adopted a Mitigated Negative Declaration (Environmental Assessment No. 42340) and a Plot Plan (PP 24616) for a solar power plant project that could be built in phases for a total of 100 megawatts (MW) on the entire 829 acres (156 acres of lease, 673 acres of option). NRG did not timely exercise the Option Agreement for the additional acreage and the Option Agreement is now expired. Moreover, PP 24616 has now expired for lack of use in accordance with its conditions of approval and Ordinance No. 348. Accordingly, NRG's current property interest at Blythe Airport is limited to the 156 acres under the lease and NRG is contemplating moving forward with no more than a 20 MW photovoltaic solar power plant project on that 156 acres.

In June 2015, the Board approved a First Amendment to the lease agreement for the 156 acres. The lease amendment does not alter the overall duration of the lease, the contemplated solar facility use of the leased property, or expand the underlying lease footprint.

INTRODUCTION / PROJECT BACKGROUND

The proposed Blythe II Solar Project is a 20 MW solar power plant project using proven photovoltaic (PV) technology to be located on approximately 156 acres of the northeast portion of the Blythe Municipal Airport in Riverside County, California. The current 20 MW project (the Blythe II Solar Project) is an independent and stand-alone single-phase project that was part of the larger 100 MW solar power plant project mentioned above, referred to as the Blythe Airport Solar 1 Project previously approved in 2010.

The Project Proponent currently leases the 156-acre site on the Blythe Airport from Riverside County. The site is northeast of the runway and outside of the area used for airport operations. The majority of the Blythe II Solar Project site has been previously farmed and now is fallow. **Figure 1** shows the location of the Blythe II Solar site.

The Blythe II Solar Project will include PV module arrays along with approximately 20 electrical equipment pads located within the interior of the site, which will house the inverters and transformers. The project will use crystalline silicon PV solar modules mounted on single-axis tracking technology, in

which the PV modules follow the path of the sun throughout the day. The PV panels are non-reflective and convert sunlight into direct current (DC) electricity. The DC output of the panels is collected through one or more combiner boxes and directed to an inverter. The inverter converts the DC electricity to alternating current (AC) electricity, which then flows to a transformer where it is stepped up to distribution-level voltage. The entire site will be fenced for safety purposes and the site main entrance gate will be located at the southeast corner of the Project site. **Figure 2** shows the current 20 MW Project site (156.5 acres) versus the previously-approved 100 MW site (829 acres).

An electrical switchyard and associated electrical equipment will be located at the southeastern corner of the project site. Southern California Edison (SCE) will extend one of their existing 33-kV distribution lines in the area along Riverside Drive and Butch Boulevard to the site switchyard to interconnect the Project to the electrical grid. To provide communication, an existing buried phone line on site will be extended to the control panel in the switchyard.

Two water storage tanks owned by Riverside County EDA, with a combined volume of 1,350,000 gallons, are located approximately one mile southwest of the site on airport property. Current plans are to truck water from these tanks to the site during construction. Water will also be trucked to the site during operations as needed for panel washing. Following construction, water use during operations is estimated at two acre-feet per year.

Primary site access would be via existing roads – from Hobsonway to Buck Boulevard to West Riverside Avenue. Secondary access would be provided via an existing road from Hobsonway via Butch Avenue.

The Blythe II Solar Project would be built in a single phase and construction would require approximately six to nine months. Construction is anticipated to commence in early 2016.

CEQA BACKGROUND

As stated above, on December 14, 2010, the Board adopted a Mitigated Negative Declaration (Environmental Assessment No. 42340) for the 100 MW solar power plant project at Blythe Airport. In 2010, the Mitigated Negative Declaration identified the following environmental factors would be potentially affected by the project, involving at least one impact that would be “less than significant with mitigation incorporated”: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Transportation/Traffic, and Utilities/Service Systems. In processing approval for the lease amendment in June 2015, the County reviewed the Mitigated Negative Declaration and found it adequate to support the lease amendment decision and reduced project footprint. Consequently, the County approved the lease amendment for the revised smaller project. The final decision was noticed and was not contested within the thirty (30) day statute of limitations. Therefore, the underlying MND is not subject to challenge and the CEQA documentation for the lease amendment and reduced project is presumed valid. (Pub. Res. Code 21167.2.)

CHANGES IN ADMINISTRATIVE PROCESSING OF PROJECT

The County is now preparing to process the smaller 20 MW project through its administrative process set forth in Riverside County Ordinance No. 348. The process has changed from a plot plan (used to approve the original 100 MW project) to a Conditional Use Permit (CUP) process for the smaller 20 MW project which was part of the previously approved 100 MW project. The CUP requires a slightly different

administrative procedure but this administrative procedure does not give rise to a new "project" requiring a new CEQA document nor does it create new or greater environmental impacts associated with the lease and development of the solar project. Under CEQA, a "project," by definition, includes "activities involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies." Pub. Res. Code, § 21065, subd. (c). The CEQA Guidelines provide that "project" means "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change to the Environment. CEQA Guidelines §15378, subd. (a). The term "project" refers to the activity that is being approved and that may be subject to several discretionary approvals by government agencies. However, the "project" does not mean each separate government approval, but the underlying activity which has a potential to physically impact to the environment. CEQA Guidelines § 15378, subd. (c); See also *Orinda Assn. v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171-1172 and *Committee for a Progressive Gilroy v. State Water Resources Control Board* (1997) 192 Cal. App. 3d 847, 862-863. Additionally, the Project Proponent has proposed entering into a Development Agreement (DA No. 74) with the County for the Project. County staff has reached an agreement with the Project Proponent on the provisions of the development agreement. DA No. 74 has a term of 30 years and will grant the Project Proponent vesting rights to develop the Project in accordance with the terms of the agreement. The term of DA No. 74 is similar to the 30 year term in the existing lease agreement. DA No. 74 contains terms requiring the Project Proponent to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law, which is a public benefit for the County. DA No. 74 also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659. Approval and use of Conditional Use Permit No. 3728 is conditioned upon Development Agreement No. 74 being entered into and effective.

Per State law, a development agreement is a legislative act which must be approved by ordinance. Proposed Ordinance No. 664.58, an Ordinance of the County of Riverside Approving Development Agreement No. 74, incorporates by reference and adopts DA No. 74 consistent with Government Code section 65867.5.

The CUP and DA No. 74 would essentially be a re-approval of a smaller version of the original project for which there is a valid and final MND. The processing of a CUP versus processing of a plot plan does not change the project or its environmental impacts, but changes the method of documentation which is a minor technical change. The approval of a development agreement in conjunction with the use permit, for the same term as the use permit, also does not change the project or its environmental impacts.

Updated Information

Since the CEQA approval for this project, additional information on specific topics has been developed. These topics include an evaluation of the potential for project construction to create increased risk for the exposure to Valley Fever, the potential glare effects from sunlight reflected off the PV panels, and potential impacts to water birds from the potential to be attracted to the PV panels (referred to as the "lake effect").

This additional information amounts to minor additions that provide updated information regarding these topics but would not involve new significant environmental effects or a substantial increase in previously identified effects.

- **Valley Fever** – A summary of the potential for the project to increase risk for exposure to Valley Fever is included in Attachment A. This information demonstrates that the risk from the project would be low and would be mitigated by the implementation of required measures to control fugitive dust.
- **Glare Effects** – A reflectivity study was included as part of the original project. Because of its location on the Blythe Municipal Airport property, a glare analysis was conducted for the project in accordance with Federal Aviation Administration (FAA) protocols and is included in Attachment B. The analysis concluded that the project would generate low intensity glare and that because it will be built as a single-axis tracking project with panels that track the sun during the course of the day, the glare would be visible at any of the runway approaches at the Blythe Municipal Airport for only very short periods of time during the early morning and later afternoon and only during parts of the year. Because the generated glare would be of low intensity and occur for only short periods, the Blythe II Solar Project would not create a significant glare hazard.
- **Lake Effect** - There is currently no clear evidence supporting the theory that PV solar facilities have the potential to attract birds that may collide with panels and be killed as a result of a collision (commonly referred to as the “lake effect”). The level of mortality observed at solar facilities is low and generally below the level of population and community-level effects. The available information indicates that PV solar projects do not appear to be more hazardous to birds than other anthropogenic sources of mortality. In addition, high levels of water bird mortalities which would support existence of the “lake effect” have not been reported at solar PV facilities. The solar industry is working with Federal and state agencies to fund research to provide better definition of interactions between avian species and solar facilities. One study on avian impacts at PV solar facilities has been recently completed by government agencies, Argonne National Laboratory and the National Renewable Energy Laboratory (ANL/NREL 2015)¹. Reviewing avian mortality data from several PV solar installations, the study concluded that there was no consistent pattern of fatality by taxonomic groups among the solar energy facilities evaluated that would support or refute the lake effect hypothesis.
- **Biological Resources** – A current habitat assessment was conducted and an updated biological report was prepared focused on the currently proposed project (and is included as Attachment C). Even though fewer acres would be affected (156.5 vs. 829), the same low potential to impact sensitive species would result with implementation of mitigation measures.
- **Cultural Resources** – A revised cultural resources report was prepared to focus on the currently proposed project (reference PDA04947). Only one of the two potentially eligible sites on the 829-acre site occurs on the smaller site and it will be avoided by the project.

¹ Argonne National Laboratory (ANL) and National Renewable Energy Laboratory (NREL). 2015. A Review of Avian Monitoring and Mitigation Information at Existing Utility-Scale Solar Facilities. U.S. Department of Energy, SunShot Initiative and Office of Energy Efficiency & Renewable Energy. http://www.evs.anl.gov/downloads/ANL-EVS_15-2.pdf

DECISION TO PREPARE AN ADDENDUM

Even though processing of the CUP does not require a new CEQA process, the decision was made to prepare this addendum to provide the updated information described above and to document the reduction of impacts associated with the current 20 MW Blythe II Solar Project compared to the previously approved 100 MW project.

The decision to prepare an addendum and not prepare a subsequent CEQA document is supported by the criteria in CEQA Guidelines §15162:

- There are no substantial changes to the proposed project that would result in new or increased significant effects - the current 20 MW project occupies about 20 percent of the originally approved site.
- There are no substantial changes to the circumstances under which the project is being undertaken that would result in new or increased significant effects – the current project would use the same technology (PV) on single-axis tracking systems and use the same access and other associated ancillary facilities.
- There is no new information of substantial importance since the previous CEQA document was approved that would show one or more significant effects not previously discussed, or that would indicate that previously un-adopted mitigation measures originally considered infeasible could reduce significant effects of the project, or that considerably different mitigation measures could be employed to reduce significant effects.

Since none of the criteria identified in CEQA Guidelines §15162 have occurred, this addendum to the adopted negative declaration was developed as outlined in CEQA Guidelines §15164. Only minor technical changes have occurred from the originally analyzed project, primarily to reflect the reduction in size and associated effects resulting from the current 20 MW project when compared to the originally approved 100 MW project. The table below describes the general reduction of environmental impacts associated with the current reduction to a 20 MW project versus the originally approved 100 MW project.

Comparison of Current 20 MW Project vs Previously Approved 100 MW Project (as described in MND)		
Topic	Original 100 MW Project	Current 20 MW Project
Project Description	Solar site 829 acres, disturbed by previous agriculture and airport, approximately 5.0 miles of perimeter fence	Solar site 156.5 acres (of the originally approved 829 acres), approximately 2.0 miles of perimeter fence
	Project would be developed in phases and constructed over a number of years	Single phase project constructed in approximately 6-9 months
	Water pipeline approximately 4,800 feet long	Water pipeline no longer proposed
	Primary access via Riverside Dr. and Butch Ave., unpaved portions would be improved	Same
	Unmanned facility with no O&M building and no associated need for water or waste water services	Same