

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

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15. Ground Subsidence

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

Source: County Board of Supervisors Resolution No. 94-125

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

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Findings of Fact:

- a) A river, stream, or bed of a lake does not exist on or near the project site; therefore, no impact is anticipated.
- b) The Project will mitigate the potential for soil erosion through the preparation of a storm water pollution prevention plan (SWPPP). The facility would be designed to preserve existing site storm water run-on and run-off conditions.

Prior to site preparation, the Project would be required to provide notice for a National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities that requires best management practices to minimize potential erosion or sedimentation resulting from storm water run-off. As a result, the project would result in less than significant impacts related to increased water erosion on or off the site during construction and operation with mitigation incorporated.

Mitigation:

Condition of Approval 60.BS GRADE.7 requires that prior to issuance of any grading or construction permits - whichever comes first - the applicant provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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

20. Wind Erosion and Blowsand from project either on or off site.
- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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

Mitigation:

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

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planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities. At Minimum:

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

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

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project description, Carbon Dioxide Emissions from the Generation of Electric Power in the United States, DOE, July 2000

Findings of Fact:

- a) As a renewable energy project, the Project would potentially be able to offset the production of greenhouse gases that would otherwise be generated from fossil fuel energy sources. At full build-out, the 100 MW PV Project could generate approximately 185,000 to 255,000 megawatt-hours (MWh) of energy. The average U.S. fossil power plant generates approximately 1.341 lbs CO₂ per kilowatt-hour (kWh) according to the Department of Energy. Therefore, the Blythe Airport Solar Project would potentially offset 124,000 to 171,000 tons (112,500 to 155,100 metric tons) of CO₂ per year and result in a beneficial impact on the environment.
- b) The proposed photovoltaic facility would support the greenhouse gas reduction goals of Assembly Bill 832 (California Global Warming Solutions Act of 2006). Less than significant impacts are anticipated.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

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

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miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

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

Mitigation:

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

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2. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
3. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
4. In the event that any incidence of glare or electrical interference affecting the safety of air navigation occurs as a result of project operation, the permittee shall be required to take all measures necessary to eliminate such glare or interference.
5. Any new electrical transmission or distribution line segments for this project located within Airport Compatibility Zone B1 shall be installed underground. This requirement specifically applies to the segments of the proposed 30kV line (approximately 1,500 feet in length) paralleling the easterly boundary of Airport Compatibility Zone A.

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

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

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

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Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

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

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

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

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

24. Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

b) Violate any water quality standards or waste

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discharge requirements?				
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

LAND USE/PLANNING Would the project

27. Land Use

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

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

28. Planning

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

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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
30. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The proposed unmanned photovoltaic facility will not have on-site employees, is not a noise generating facility, and is not anticipated to cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; therefore, less than significant impacts are anticipated.

b) The proposed photovoltaic facility may cause temporary or periodic increase in ambient noise levels in the project vicinity during construction above levels existing without the project; however, those impacts are anticipated to be less than significant since the adjacent parcels are vacant.

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed photovoltaic facility will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The majority of the site is abandoned agriculture (pivot circles) and old runways associated with the Blythe Airport. Like the Site itself, the surrounding lands to the south and west of the Site are part of the Blythe Airport property. Some of these lands are previously farmed, fallow lands like the Site itself. The active portions of the airport property are used for general aviation and associated purposes. Therefore, no impacts to existing housing are anticipated.
- b) The proposed photovoltaic facility will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income given that there will not be any full time employees on site. Impacts are considered less than significant.

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

37. Sheriff Services

Source: Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

38. Schools

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

39. Libraries

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

40. Health Services

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

42. Recreational Trails

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Blythe Airport Solar 1 Project would not impact areas used for recreation and would not increase the demand on existing recreational facilities; therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: RCIP

Findings of Fact:

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

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

Mitigation:

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

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

44. Bike Trails

Source: RCIP

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

46. Sewer

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

47. Solid Waste

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation:

Conditions of Approval 60.PLANNING.33 and 80.PLANNING.49 require that prior to issuance of a grading and/or building permit for EACH phase, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.

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

48. Utilities

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

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

Source: RCIP

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring is not required.

49. Energy Conservation

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

Source: Staff review

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

OTHER

50. Other:

Source: Staff review

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

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring is not required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

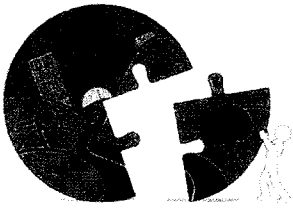
Earlier Analyses Used, if any: n/a

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

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

VII. AUTHORITIES CITED

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



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: _____

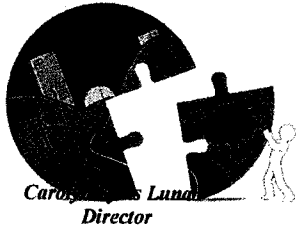
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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

[Empty rectangular box for County Clerk's use]



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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1007044

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: US SOLAR HOLDINGS LLC. \$64.00
paid by: CK 1396
paid towards: CFG05702 CALIF FISH & GAME: DOC FEE
EA42340 FOR CA FISH AND GAME
at parcel #: BLYTHE AIRPORT BLYT
appl type: CFG3

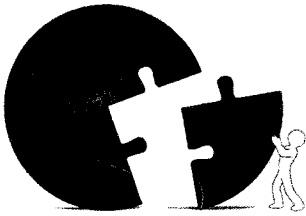
By SBROSTRO Jun 24, 2010 11:21
posting date Jun 24, 2010

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

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

Additional info at www.rctlma.org

**ATTACHMENT G
NOTICE OF DETERMINATION
AND FILING FEE RECEIPTS**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Fast Track Authorization No. 2015-02, Conditional Use Permit No. 3728, Development Agreement No. 74, and Environmental Assessment No. 42812
Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-9294
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

NRG Solar Blyth II, LLC
Project Applicant

5790 Fleet Street, Suite 200, Carlsbad, CA 92008
Address

On the grounds of the Blythe Airport, east of the runways, north of Riverside Avenue and west of Buck Boulevard
Project Location

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 has also proposed to enter into a Development Agreement with the County for the Project consistent with the County's solar power plant program. DA No. 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. Proposed Ordinance No. 664.58 incorporates by reference and adopts DA No. 74 consistent with Government Code section 65867.5.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an adopted Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$2010.25+\$50.00) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

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

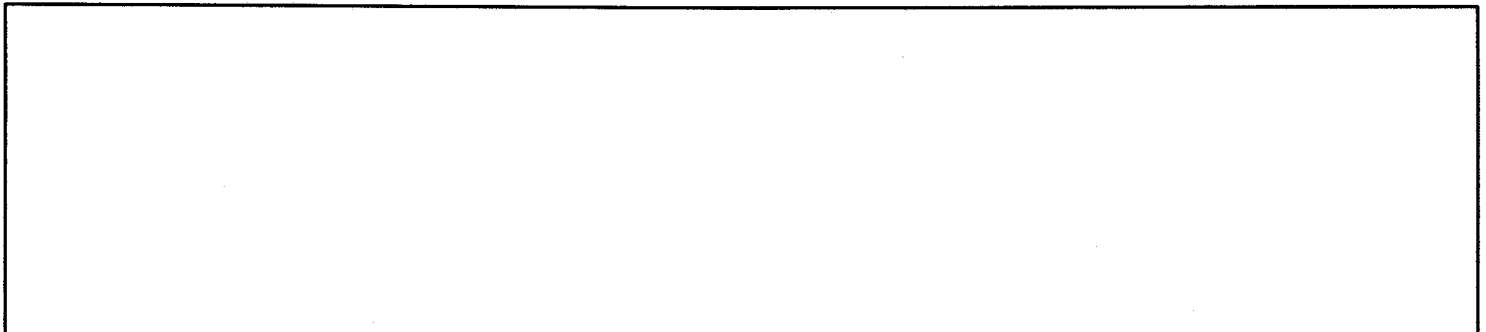
Signature

Title

Date

Please charge deposit fee case#: ZCFG 06191

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * I1003224

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

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

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

Received from: ROBERT D LOOPER \$2,010.25
paid by: VI 08987D
EA42340 FOR CA FISH AND GAME
paid towards: CFG05702 CALIF FISH & GAME: DOC FEE
at parcel: BLYTHE AIRPORT BLYT
appl type: CFG3

By _____ Nov 22, 2010 11:17
JCMITCHE posting date Nov 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1007044

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

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

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

Received from: ROBERT D LOOPER \$64.00
paid by: CK 1396
EA42340 FOR CA FISH AND GAME
paid towards: CFG05702 CALIF FISH & GAME: DOC FEE
at parcel: BLYTHE AIRPORT BLYT
appl type: CFG3

By _____ Jun 24, 2010 11:21
SBROSTRO posting date Jun 24, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1507566

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

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

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

Received from: NRG SOLAR BLYTHE II LLC \$50.00
paid by: CK 1859
CFG DOC FEE FOR CUP03728/EA42812
paid towards: CFG06191 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jul 02, 2015 16:33
MGARDNER posting date Jul 02, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

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

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

SPEAKER'S NAME: Lou Manille

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

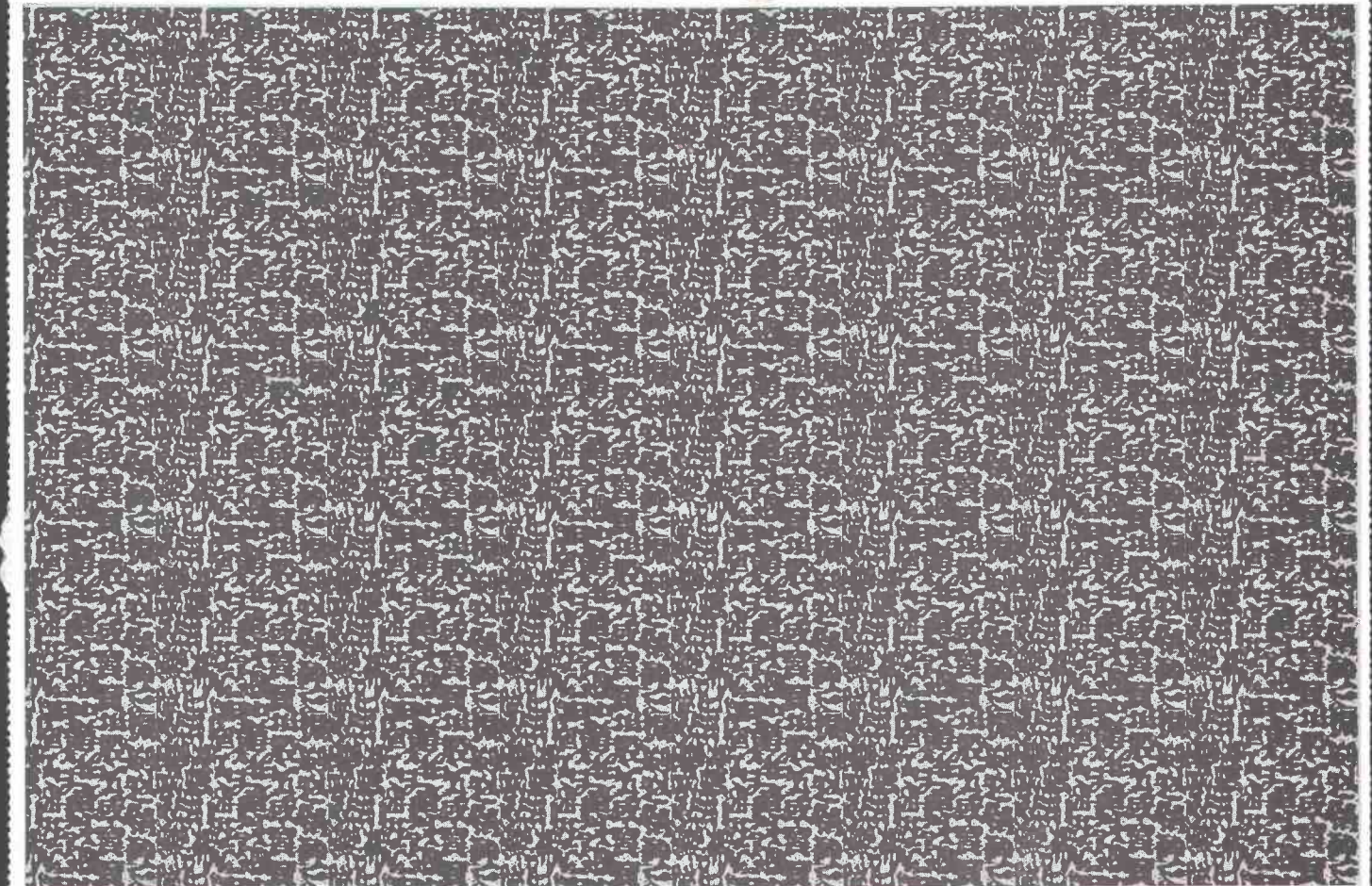
Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green"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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

*Return to Sender
No Longer There*

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

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UNITED STATES POSTAGE
PITNEY BOWES
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MAILED FROM ZIP CODE 925

NIXIE 917 DE 1269 0001/05/16

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UNABLE TO FORWARD

BC: 92502114747 *108-07881-05-27

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT, INTRODUCTION OF ORDINANCE NO. 664.58 AND DEVELOPMENT AGREEMENT NO. 74, IN THE CHUCKWALLA – PALO VERDE VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDEDUM TO A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by NRG Solar Blythe II LLC – Tim Anderson, on **Conditional Use Permit No. 3728 (FTA 2015-02)**, which proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres (the "project"). The applicant and County Staff have negotiated a **Development Agreement (DA No. 74)**, which 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, 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. It also contains agreement between the parties with regard to the computation of development impact fees using the surface mining fee category as set forth in Section 13 of Ord. No. 659. **Ordinance No. 664.58**, an Ordinance of the County of Riverside approving DA No. 74, is proposed and recommended for adoption on successive weeks. The project is located on the grounds of the Blythe Airport, east of the runways, north of Riverside Avenue and west of Buck Boulevard, in the Chuckwalla Zoning – Palo Verde Valley Area Plan, Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and consider an addendum to a **Mitigated Negative Declaration for Environmental Assessment No. 42340**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@rctlma.org.

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

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

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

Dated: December 28, 2015

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

RECEIVED RIVERSIDE COUNTY BOARD OF SUPERVISORS
CLERK / BOARD OF SUPERVISORS
JAN 14 2016
MAIL ROOM 39

16-1 of 01/22/16

92502 01147
LVI-RWB 92225
BC: 92502114747 * 2708-00803-02-23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
NIXIE 917 DE 1260 0001/02/16

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2016 JAN -7 AM 11:10

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

PUBLIC HEARING NOTICE
This may affect your property

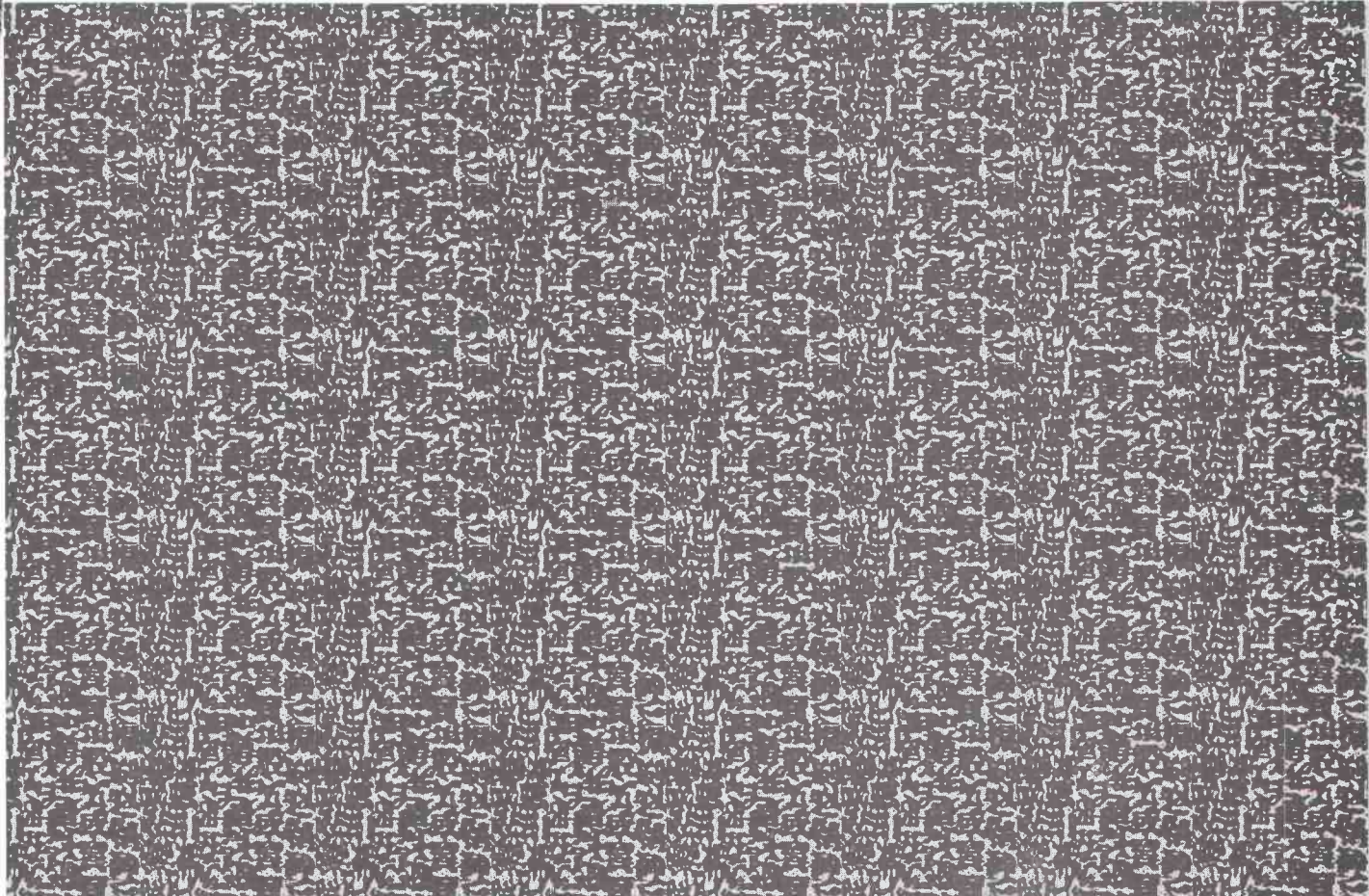
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT, INTRODUCTION OF ORDINANCE NO. 664.58 AND DEVELOPMENT AGREEMENT NO. 74, IN THE CHUCKWALLA – PALO VERDE VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDEDUM TO A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by NRG Solar Blythe II LLC – Tim Anderson, on **Conditional Use Permit No. 3728 (FTA 2015-02)**, which proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres (the "project"). The applicant and County Staff have negotiated a **Development Agreement (DA No. 74)**, which 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, 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. It also contains agreement between the parties with regard to the computation of development impact fees using the surface mining fee category as set forth in Section 13 of Ord. No. 659. **Ordinance No. 664.58**, an Ordinance of the County of Riverside approving DA No. 74, is proposed and recommended for adoption on successive weeks. The project is located on the grounds of the Blythe Airport, east of the runways, north of Riverside Avenue and west of Buck Boulevard, in the Chuckwalla Zoning – Palo Verde Valley Area Plan, Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and consider an addendum to a **Mitigated Negative Declaration for Environmental Assessment No. 42340**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@rctlma.org.

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

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

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

Dated: December 28, 2015

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

16-1 of 01/12/16

The Desert Sun LLC

mydesert.com

750 N. Gene Autry Trail
 Palm Springs, CA 92262
 Billing Inquiries: (866) 875-0854
 Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING LLC.
 P.O. Box 677368 Dallas, TX 75267-7368
 A finance charge of 1.5% per month (18% Annually) will be
 added to balances not paid by the 20th.

RIV06900000000000000000000055055650039420010822

65

RIVERSIDE COUNTY-BOARD OF SUP.
 PO BOX 1147
 RIVERSIDE CA 92502-1147

Customer No.	Invoice No.
RIV069	0005505565
For the Period	Thru
12/28/15	01/31/16
Due Date	Amount Due
02/15/16	3,942.00
AMOUNT PAID	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE
 ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER
 ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
1228			BALANCE FORWARD						872.00
0101	CLS	0001	CUP 3728 F No 0003: NOTIC	2	2	70.00	280.00		286.00
0106	CLS	0001	GPA 955 No 0031: NOTICE OF P	2	2	62.00	248.00		254.00
0110	CLS	0001	No 0055: NOTICE OF PUB	2	2	58.00	232.00		238.00
0113	CLS	0001	No 0069: BOARD OF SUPER	2	2	49.00	196.00		202.00
0120	CLS	0001	No 0101: Notice	11	2	46.00	1012.00		926.00
0120	CLS	0001	No 0102: Notice to B	10	2	45.00	900.00		906.00
0129	CLS	0001	GPA997 No 0151: NOTICE OF	2	2	63.00	252.00		258.00
									2016 FEB -4 AM 11:57 RECEIVED AT DESERT SUN PUBLISHING CLERK/BOARD OF SUPERVISORS
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
3,070.00		872.00	.00	.00	.00	3,942.00			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						RYAN OPEN 1002			

*Planning
 16-1 of 01/12/16*

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005505565	

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser: RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE , CA 92501

Order # 0000956016

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: **The Desert Sun**

1/1/2016

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 1st day of JANUARY, 2016 in Palm Springs, California.


Declarant

No 0003:
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT, INTRODUCTION OF ORDINANCE NO. 664.58 AND DEVELOPMENT AGREEMENT NO. 74, IN THE CHUCKWALLA - PALO VERDE VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, January 12, 2016 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by NRG Solar Blythe II LLC - Tim Anderson, on Conditional Use Permit No. 3728 (FTA 2015-02), which proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres (the "project"). The applicant and County Staff have negotiated a Development Agreement (DA No. 74), which 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, 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. It also contains agreement between the parties with regard to the computation of development impact fees using the surface mining fee category as set forth in Section 13 of Ord. No. 659, Ordinance No. 664.58, an Ordinance of the County of Riverside approving DA No. 74, is proposed and recommended for adoption on successive weeks. The project is located on the grounds of the Blythe Airport, east of the runways, north of Riverside Avenue and west of Buck Boulevard, in the Chuckwalla Zoning - Palo Verde Valley Area Plan, Fourth Supervisorial District. The Planning Department recommends that the Board of Supervisors approve the project and consider an addendum to a Mitigated Negative Declaration for Environmental Assessment No. 42340. The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT LARRY ROSS, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL LROSS@rctlma.org. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project. If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147. Dated: December 28, 2015
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 1/1/2016

Palo Verde Valley Times

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

BILLING PERIOD		ADVERTISER/CLIENT NAME	
01/01/16 - 01/31/16		Riv Co Board of Supervisors	
TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	TERMS OF PAYMENT	
711.78		DUE UPON RECEIPT	
CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	90 DAYS
244.44	467.34	.00	.00

INVOICE AND STATEMENT

PAGE #	BILLING DATE	BILLED ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
1	01/31/16	Clerk, Board of Supervisors Co Admin Cntr PO BOX 1147 RIVERSIDE CA 92502-1147	PALO VERDE VALLEY TIMES, INC. QUARTZSITE TIMES 153 S. BROADWAY P.O. BOX 1159 BLYTHE, CA 92225
BILLED ACCOUNT NUMBER			
34758			
ADV/CLIENT NUMBER			

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	DESCRIPTION-OTHER COMMENTS/CHARGES	SAU SIZE BILLED UNITS	TIMES RUN RATE	GROSS/NET AMOUNT
12/31		BALANCE FORWARD			467.34
PUBLICATION: Palo Verde Valley Times - Full Zon					
01/01	712013	NOTICE OF PUBLIC HEA RING BEFORE THE BOAR ✓0050 431896	1x22.04 22.035I	1	138.38 ✓
01/15	712972	BOARD OF SUPERVIS OR S OF THE COUNTY OF R ✓0050 433076	1x8.708 8.708I	1	54.69
01/29	714099	ORDINANCE NO. 664.58 AN ORDINANCE OF THE 0050 434313	1x8.181 8.181I	1	51.37
Publication Totals:			\$244.44		

431896
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16-1 of 01/12/16
\$138.38

433076
Planning
16-1 of 01/12/16
\$54.69

434313
Planning
3-26 of 01/26/16
\$51.37

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CLERK / BOARD OF SUPERVISORS
2016 FEB 11 PM 1:19

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

CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMT	TOTAL AMOUNT DUE
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PALO VERDE VALLEY TIMES - QUARTZSITE TIMES

STATEMENT#	ADVERTISER INFORMATION			
	BILLING PERIOD	ACCOUNT NUMBER	ADV/CLIENT#	ADVERTISER/CLIENT NAME
34758	01/01/16 - 01/31/16	34758		Riv Co Board of Supervisors

PROOF OF PUBLICATION

(2015.2 C.C.P.)

STATE OF CALIFORNIA,

COUNTY OF RIVERSIDE

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

Palo Verde Valley Times

a newspaper of general circulation, printed

and published **BI-WEEKLY**

in the **CITY OF BLYTHE**

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

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

Pub.: January 29, 2016

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

DATED: AT BLYTHE, CALIFORNIA

January 29, 2016

Signature:

Carolyn Kribbs ~Legal Advertising Clerk

Palo Verde Valley Times

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

433076

KECIA

This space is for County Clerk's Filing Stamp

FEB042016 13:53
PAGES 01515

PROOF OF PUBLICATION

ORDINANCE NO.664.58 AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING DEVELOPMENT AGREEMENT NO.74

ORDINANCE NO. 664.58 AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING DEVELOPMENT AGREEMENT NO.74

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

Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 74, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.

Section 2.The Chairman of

the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all landowners listed in Development Agreement No. 74 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.

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

John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of

said County, held on January 26, 2016 the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:
AYES:
Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Alternative formats available upon request to individuals with disabilities.
Pub.: Jan. 29, 2016

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS
2016 FEB 10 AM 10:59

Palo Verde Valley Times

www.paloverdevalleytimes.com
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BILLING PERIOD		ADVERTISER/CLIENT NAME	
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431896

PROOF OF PUBLICATION

(2015.2 C.C.P.)

STATE OF CALIFORNIA,

COUNTY OF RIVERSIDE

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

Palo Verde Valley Times

a newspaper of general circulation, printed

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

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Pub.: Jan. 1, 2016

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

DATED AT BLYTHE, CALIFORNIA

Jan. 1, 2016

Signature:

Carolyn Kribbs ~ Classified Legal Clerk

Palo Verde Valley Times

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

This space is for County Clerk's Filing Stamp

PROOF OF PUBLICATION

RIVERSIDE COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT, INTRODUCTION OF ORDINANCE NO. 664.58 AND DEVELOPMENT AGREEMENT NO. 74, IN THE CHUCKWALLA - PALO VERDE VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDEDUM TO A MITIGATED NEGATIVE DECLARATION NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 12, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by NRG Solar Blythe II LLC - Tim Anderson, on **Conditional Use Permit No. 3728 (FTA 2015-02)**, which proposes the construction and use of a utility scale 20 Mega Watt Photo Voltaic Solar Plant on 156.46 acres (the "project"). The applicant and County Staff have negotiated a **Development Agreement (DA No. 74)**, which 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, 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. It also contains agreement between the parties with regard to the computation of development impact fees using the

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Dated: December 28, 2015
Kecia Harper-Ihem, Clerk of the Board

Cecilia Gil, Board